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), HONG KONG, THE UNITED KINGDOM (OTHER THAN TO ELIGIBLE UK INVESTORS), JAPAN, MALAYSIA OR AUSTRALIA (OTHER THAN PERSONS TO WHOM A DISCLOSURE DOCUMENT OR PRODUCT DISCLOSURE STATEMENT IS NOT REQUIRED TO BE GIVEN UNDER CHAPTER 6D OR PART 7.9 OF CHAPTER 7 OF THE CORPORATIONS ACT 2001 (CTH))

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

ANNOUNCEMENT

RECEIPT OF APPROVAL IN-PRINCIPLE FOR LISTING OF 297,620,000 NEW UNITS PURSUANT TO THE PRIVATE PLACEMENT

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Keppel DC REIT dated 1 September 2026 titled "Launch of Private Placement to Raise Gross Proceeds of no less than approximately S$600.0 million" (the "**Launch Announcement**").*

Further to the Launch Announcement and the announcement dated 2 September 2026 in relation to the results of the private placement of new units in Keppel DC REIT (the "**New Units**") at an issue price of S$2.100 per New Unit (the "**Private Placement**"), Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the "**Manager**"), wishes to announce that approval in-principle has been obtained from the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing of, dealing in, and quotation of 297,620,000 New Units on the Main Board of the SGX-ST.

The SGX-ST's approval in-principle is not to be taken as an indication of the merits of the Private Placement, Keppel DC REIT, its subsidiaries or its Units.

In respect of the Private Placement, the SGX-ST's approval in-principle is subject to:

(a) compliance with the SGX-ST's listing requirements;

(b) a written undertaking from the Manager that it will comply with Listing Rules 704(30) and 1207(20) of the listing manual of the SGX-ST (the "**Listing Manual**", and the provisions of the Listing Manual, the "**Listing Rules**") in relation to the use of the proceeds from the Private Placement and where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in Keppel DC REIT's announcements on use of proceeds and in its annual report;

(c) a written undertaking from the Manager that it will comply with Listing Rule 803;

(d) a written undertaking from DBS Bank Ltd., Oversea-Chinese Banking Corporation Limited, Jefferies Singapore Limited and United Overseas Bank Limited (collectively, the "**Joint Bookrunners and Underwriters**") that they will ensure that the Manager will comply with Listing Rule 803;

(e) a written confirmation from the Manager that it will not issue the New Units to persons prohibited under Listing Rule 812(1); and

(f) a written confirmation from the Joint Bookrunners and Underwriters that the New Units will not be placed out to persons under Listing Rule 812(1).

By Order of the Board

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

Darren Tan
Company Secretary
7 September 2026

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 the New Units and the income derived from them may fall as well as rise. New 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 New 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 New Units while the New Units are listed. It is intended that Unitholders may only deal in their New Units through trading on the SGX-ST. The listing of the New Units on the SGX-ST does not guarantee a liquid market for the New Units.

The New Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") or the securities laws of any state or other jurisdiction of the United States, or under the securities laws of any other jurisdiction, and may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States except pursuant to an exemption from the registration requirements of the Securities Act and in compliance with applicable state laws of the United States. Accordingly, the New Units will be offered or sold (i) in "offshore transactions", as defined in, and in reliance on Regulation S under the Securities Act; and (ii) in the United States only to "qualified institutional buyers" (as defined in Rule 144A under the Securities Act) in transactions exempt from the registration requirements of the Securities Act. There will be no public offering of New Units in the United States.

The New Units have not been reviewed or approved by any regulatory authority, including the Securities and Futures Commission in Hong Kong and, accordingly, no person shall (i) offer or sell in Hong Kong, by means of any document, any New Units other than to "professional investors" as defined in the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) (the "**SFO**") and any rules made under the SFO; or (ii) issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the New Units which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the New Units which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" as defined in the SFO and any rules made under the SFO.

No prospectus or other offering material or document in connection with the offer and sale of the New Units has been or will be registered, lodged, approved or recognised by the Securities Commission

Malaysia under the Capital Markets and Services Act 2007 of Malaysia or any other applicable Malaysian laws, regulations or guidelines. Accordingly, no person may offer or sell, or make the subject of an invitation for subscription or purchase, the New Units in Malaysia to persons in Malaysia.

The New Units will only be made available in Australia to persons to whom an offer of securities or financial products can be made without a disclosure document or product disclosure statement, such as a professional investor, sophisticated investor or wholesale client for the purposes of Chapter 6D or Part 7.9 of Chapter 7 of the Corporations Act 2001 (Cth).

The New Units will not be distributed to retail investors in the United Kingdom. For these purposes, a retail investor means a person meeting the criteria in rule 1A.1.5 of the FCA's Product Disclosure Sourcebook ("**DISC**"). Consequently, the Units are not "consumer composite investments" as defined in DISC, and none of the obligations set out in DISC in relation to consumer composite investments (including the requirement to prepare a product summary and/or core information disclosures) will apply to the New Units.

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).