Keppel REIT Management Limited
1 HarbourFront Avenue Level 2 Keppel Bay Tower Singapore 098632
T +65 6803 1818 **F** +65 6251 4710 keppelreit.com
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MEDIA RELEASE

Keppel REIT Key Business and Operational Updates for the First Quarter of 2025

23 April 2025

The Directors of Keppel REIT Management Limited, as Manager of Keppel REIT, are pleased to provide the key business and operational updates of Keppel REIT for the first quarter of 2025.

For more information, please contact:

Media Relations
Ms Frances Teh
Director
Corporate Communications
Keppel Ltd.
Tel: (65) 6413 6437
Email: frances.teh@keppel.com

Investor Relations
Ms Leng Tong Yan
Senior Manager
Investor Relations & Sustainability
Keppel Ltd.
Tel: (65) 6803 1710
Email: tongyan.leng@keppel.com

The materials are also available at www.keppelreit.com and www.keppel.com.

Better Performance Driven by Operational Strength and Contribution from 255 George Street

Key Highlights

- Supported by strong operational performance and contribution from 255 George Street, 1Q 2025 net property income (NPI) and share of results of associates increased 13.3% and 11.0% year-on-year respectively
- Portfolio occupancy remained high at 96.0% with robust rental reversion of 10.6%
- Long portfolio weighted average lease expiry (WALE) and top 10 tenants' WALE of 4.7 years[1] and 8.7 years[1] respectively
- Ocean Financial Centre achieved the Building and Construction Authority (BCA) Green Mark Platinum Super Low Energy certification in April 2025

Summary of Results

	GROUP		
	1Q 2025 $'million	**1Q 2024** $'million	**+/(-)** %
Property Income[(a)]	68.7	61.3	12.1
NPI	54.6	48.2	13.3
NPI Attributable to Unitholders	50.1	43.4	15.5
Share of Results of Associates[(b)]	24.3	21.9	11.0
Share of Results of Joint Ventures[(c)]	6.0	5.7	5.0
Borrowing Costs[(d)]	(23.1)	(18.7)	23.4
Distributable Income from Operations[(e)]	48.4	50.2	(3.5)
Anniversary Distribution[(f)]	5.0	5.0	-
Distributable Income Including Anniversary Distribution[(e)]	53.4	55.2	(3.2)
Distributable Income Including Anniversary Distribution, Assuming 100% of the Management Fees are Payable in Units	*57.0*	*55.2*	*3.2*

(a) Relates to income from directly-held properties including Ocean Financial Centre, Keppel Bay Tower, 2 Blue Street, Pinnacle Office Park, 50% interest in 8 Exhibition Street office building and 100% interest in the three adjacent retail units, 50% interest in Victoria Police Centre, T Tower, KR Ginza II and 50% interest in 255 George Street which was acquired on 9 May 2024.
(b) Relates to Keppel REIT's one-third interests in One Raffles Quay and Marina Bay Financial Centre. The increase is due mainly to higher rentals.
(c) Relates to Keppel REIT's 50% interests in 8 Chifley Square and David Malcolm Justice Centre.
(d) Higher borrowing costs is due mainly to increased borrowings following the acquisition of 255 George Street in May 2024, as well as the refinancing of borrowings in FY 2024 at market interest rates.
(e) The Manager has elected to receive 25% of its management fees in cash, starting from FY 2025.
(f) Keppel REIT announced in October 2022 that it will distribute a total of $100 million of Anniversary Distribution over a 5-year period. $20 million will be distributed annually with such distribution to be made semi-annually.

Financial Performance

Keppel REIT achieved property income and net property income growth of 12.1% and 13.3% year-on-year to $68.7 million and $54.6 million respectively in 1Q 2025. In addition, share of results of associates increased 11.0% year-on-year to $24.3 million. The increases are due mainly to better performance of the Singapore properties in the CBD, increased occupancy at 2 Blue Street, as well as contribution from 255 George Street.

[1] Based on attributable committed gross rent.

Mr Chua Hsien Yang, Chief Executive Officer of the Manager, said, "Our portfolio of prime commercial assets continued to exhibit strength with a high portfolio occupancy of 96.0% and a strong rental reversion of 10.6%. The attributable NPI[2] for Singapore, Australia and North Asia have also increased 3.3%, 20.8% and 12.6% respectively. We continue to explore ways to improve tenant experience and reinforce our position as the preferred landlord by enhancing and future-proofing our properties. We have completed the asset enhancement initiatives at Building D of Pinnacle Office Park, as well as the fitted suites at 255 George Street. We are also pleased to have achieved the BCA Green Mark Platinum Super Low Energy certification for Ocean Financial Centre. Looking ahead, we remain focused on proactive management of our properties and leases, prudent capital management, and staying agile to adapt to the evolving landscape."

Capital Management

As at 31 March 2025, Keppel REIT's aggregate leverage was 42.1% with 65% of total borrowings[3] on fixed rates. The weighted average cost of debt was 3.52% per annum for 1Q 2025, and the interest coverage ratio[4] was 2.5 times. The debt maturity profile is well-staggered with weighted average term to maturity at 2.6 years. Sustainability-focused funding remained at 82% of total borrowings[3] as at 31 March 2025.

In 1Q 2025, we refinanced approximately $421 million of loans at lower margins. For the $475 million of loans maturing in 2Q 2025, we are in the documentation stage for the facility agreements.

Portfolio Review

Through our proactive asset management, we committed approximately 586,400 sf (attributable area of approximately 259,900 sf) of leases in 1Q 2025 with new and expansion demand mainly from the technology, media and telecommunications (47.7%[1]) and banking, insurance and financial services (33.3%[1]) sectors.

The weighted average signing rent of Keppel REIT's Singapore CBD office leases[5] was approximately $12.93 psf pm in 1Q 2025, while the average rent of expiring leases for the remainder of 2025 is $11.21 psf pm.

The portfolio and top 10 tenants' WALE remained long at approximately 4.7 years[1] and 8.7 years[1] respectively.

Keppel REIT's $9.5 billion portfolio features prime commercial properties strategically located in the key business districts of Singapore (78.6% of portfolio), Australia (17.6% of portfolio), South Korea (2.9% of portfolio) and Japan (0.9% of portfolio).

Market Review

In Singapore, CBRE reported that the average core CBD Grade A office rents increased to $12.05 psf pm in 1Q 2025 while average core CBD (Grade A) occupancy remained stable at 94.1% in 1Q 2025.

According to JLL Research (JLL), in 1Q 2025, the prime grade occupancies in the Sydney CBD, North Sydney, Melbourne CBD and Perth CBD increased, while Macquarie Park recorded a decline compared to a quarter ago. JLL also noted that the CBD Grade A office occupancy in Seoul increased

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[2] Net property income attributable to unitholders, Keppel REIT's attributable share of net property income of associates and joint ventures, as well as rental support.

[3] This includes Keppel REIT's share of external borrowings accounted for at the level of associates.

[4] Defined as trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), over trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities.

[5] Weighted average for the Singapore office leases concluded in Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.

from 96.6% in 4Q 2024 to 97.0% in 1Q 2025. In the Tokyo central five wards, JLL noted that the Grade A office market occupancy increased from 97.2% in 4Q 2024 to 97.5% in 1Q 2025, while the Grade B office market occupancy increased from 97.4% in 4Q 2024 to 97.7% in 1Q 2025.

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About Keppel REIT (www.keppelreit.com)

Listed by way of an introduction on 28 April 2006, Keppel REIT is one of Asia's leading real estate investment trusts with a portfolio of prime commercial assets in Asia Pacific's key business districts.

Keppel REIT's objective is to generate stable income and sustainable long-term total return for its Unitholders by owning and investing in a portfolio of quality income-producing commercial real estate and real estate-related assets in Asia Pacific.

Keppel REIT has a portfolio value of over $9 billion, comprising properties in Singapore; the key Australian cities of Sydney, Melbourne and Perth; Seoul, South Korea; as well as Tokyo, Japan.

Keppel REIT is managed by Keppel REIT Management Limited and sponsored by Keppel, a global asset manager and operator with strong expertise in sustainability-related solutions spanning the areas of infrastructure, real estate and connectivity.