Keppel DC REIT

Annual General Meeting

17 April 2024



Driving Portfolio Growth and Creating Value

2014

AUM: $1.0b

IPO with 8 assets across 6 countries



2015

Intellicentre 2 Data Centre[1]



2016

Milan Data Centre



Cardiff Data Centre



2017

Keppel DC Singapore 3



Keppel DC Dublin 2



2018

maincubes Data Centre



Keppel DC Singapore 5



2019

DC1



Keppel DC Singapore 4



2020

Keppel DC Dublin 1[2]



Kelsterbach Data Centre



Amsterdam Data Centre



2021[3]

Intellicentre 3 East Data Centre[1]



Eindhoven Campus



Guangdong Data Centre 1



Investment in NetCo bonds



2022

London Data Centre



Guangdong Data Centres 2 & 3



AUM: $3.6b

22 assets across 9 countries



2024[4]

Investment in Australia Data Centre Note (AU DC Note)



Keppel DC REIT

1. Intellicentre 2 Data Centre and Intellicentre 3 East Data Centre located within the same site in Macquarie Park, was collectively renamed Intellicentre Campus in 2021.
2. Remaining 999-year leasehold land interest.
3. Divested iseek Data Centre in Australia in Sep 2021.
4. Divested Intellicentre Campus in Apr 2024 with sale proceeds partially re-invested into Australia Data Centre Note.

FY 2023 Results

FY 2023 Key Highlights

FY 2023 Financial Performance

Distributable Income[1]

$167.7m

for FY 2023. Positive reversions and escalations offset by higher finance costs and loss allowance provision

DPU[2]

9.383 cents

for FY 2023, compared to 10.214 cents in FY 2022.

DPU Yield

4.8%

based on the market closing price of $1.950 as at 31 Dec 2023.

Diversified Portfolio Supported by Macrotrends

Demand Drivers for Data Centres

- Cloud-based Services
- Artificial Intelligence
- Big Data
- Internet of Things

Portfolio Occupancy[3]

98.3%

as at 31 Dec 2023.

Portfolio WALE[4]

7.6 years

by area.

Proactive Capital Management for Growth

Potential Assets for Acquisitions

>$2b

Data centre assets under development & management through Keppel (including Keppel T&T[5]), and Keppel's private data centre funds

Aggregate Leverage[6]

37.4%

as at 31 Dec 2023.

Interest Coverage Ratio

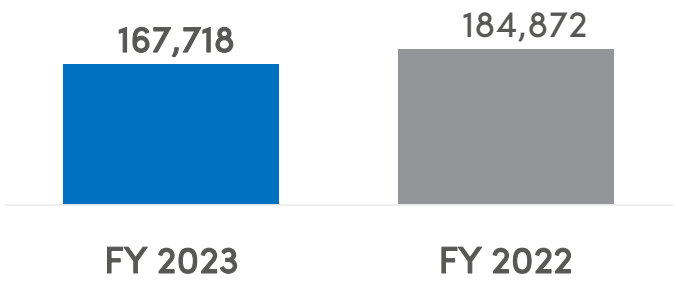
4.7 times

for the year-to-date, as at 31 Dec 2023.

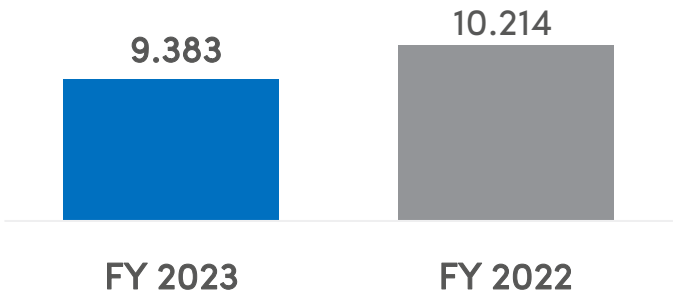
1. Distributable Income includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis.
2. Computed based on the distributable income to Unitholders after the deduction of Capex Reserves that has been set aside.
3. Not adjusted for the ongoing litigation with DXC Technology Services Singapore Pte. Ltd.
4. By lettable area. WALE by rental income was 4.5 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.
5. Keppel T&T has granted the Rights of First Refusal (ROFR) to Keppel DC REIT for future acquisition opportunities of its data centre assets.
6. 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 land rent options and an extension offer.

Financial Performance

Distributable Income ($'000)[1]



Distribution Per Unit (cents)[2]



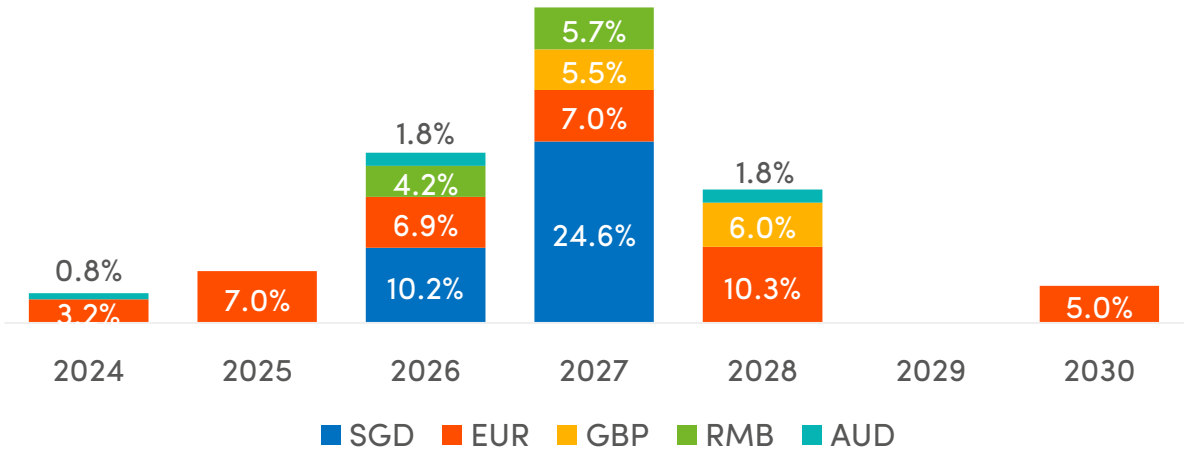
($'000)	FY 2023	FY 2022	% Change
Gross Revenue	**281,207**	277,322	+1.4
Property Expenses	(36,256)	(24,777)	+46.3
Net Property Income	**244,951**	252,545	(3.0)
Finance Income	10,929	9,254	+18.1
Finance Costs	(48,518)	(31,072)	+56.1
Distributable Income	**167,718**	184,872	(9.3)
Distribution per Unit (DPU)[2] (cents)	**9.383**	10.214	(8.1)

1. Distributable Income includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis.
2. Computed based on the distributable income to Unitholders after the deduction of Capex Reserves that has been set aside.

Favourable Debt Profile

- Aggregate leverage of 37.4%, available debt headroom of $169m to internal cap of 40%
- Bulk of debt expiries from 2026 and beyond
- In 4Q 2023, issued S$90 million of floating rate notes due 2026 to free up revolving credit facilities for growth

Debt Maturity Profile
as at 31 Dec 2023

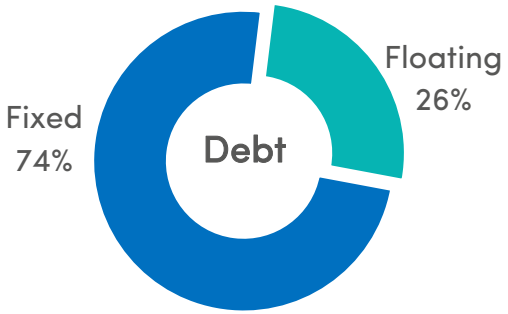


	As at 31 Dec 2023	Change from 30 Sep 2023
Aggregate Leverage[1]	37.4%	+20 bps
Average Cost of Debt[2]	3.6% (4Q 2023) 3.3% (YTD)	+10 bps +10 bps
Weighted Average Debt Tenor	3.4 years	-0.3 years
Weighted Average Hedge Tenor	3.1 years	-0.3 years
Interest Coverage Ratio (ICR) *(trailing 12 months)*	4.7 times	-0.7 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 land rent options and an extension offer.
2. Including amortisation of upfront debt financing costs and excluding lease charges.

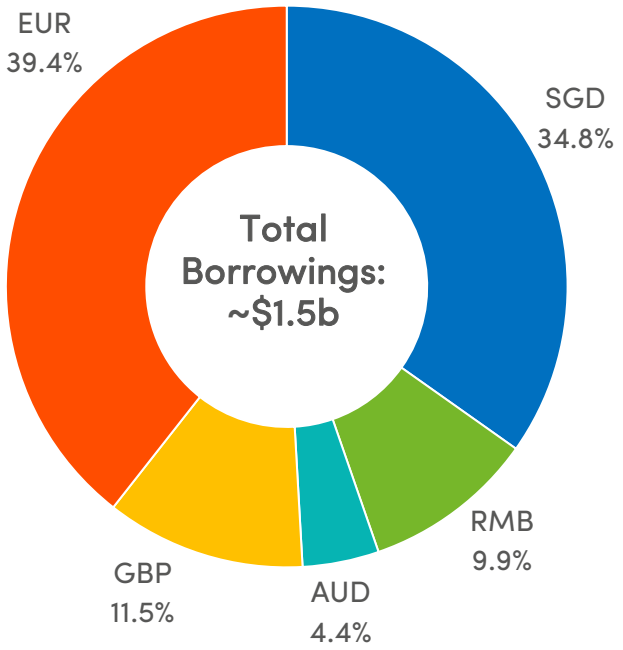
Prudent Management of Borrowing Costs and Impact of Currency Fluctuations

Majority of loans fixed through interest rate swaps

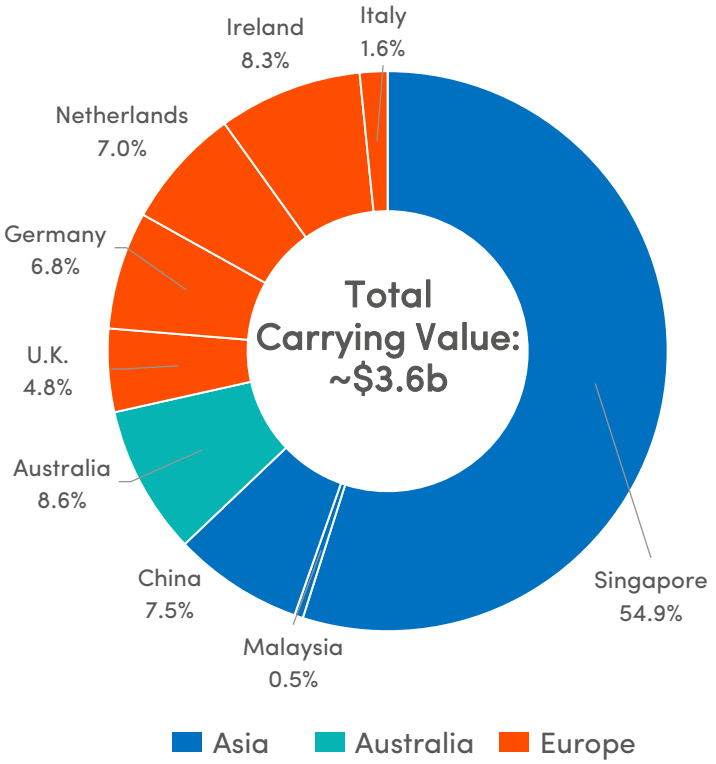


- With the 74% of debt fixed, an increase in interest rates would only affect the remaining 26% unhedged borrowings. A 100 bps increase would have a ~2.6% [1] impact to 2H 2023's DPU on a pro forma basis
- Forecast foreign-sourced distributions have been substantially hedged till end Dec 2024. In Jan 2024, progressively hedged part of the forecast foreign sourced distributions till end Jun 2025
- Adopted natural hedging by borrowing in currencies that match the corresponding investments to the extent possible

Debt Currency breakdown
(as at 31 Dec 2023)



Investment Properties Breakdown[2]
(as at 31 Dec 2023)



1. This impact does not include any new or refinanced borrowings which the REIT may have.
2. Based on 100% carrying value as at 31 Dec 2023 without taking into consideration the lease liabilities pertaining to the land rent options.

Diversified Portfolio of Quality Data Centres

High Portfolio Occupancy
98.3%[1]

Long Portfolio WALE
7.6 years[2]

Secured new and renewal contracts with **positive reversions**

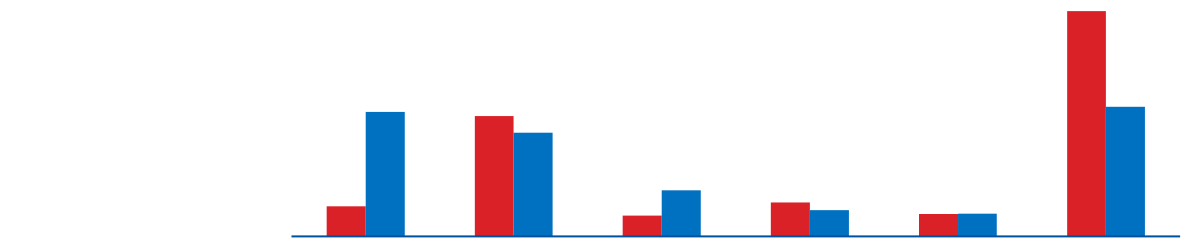
Dispute with DXC: Reached commercial and amicable resolution to dispute, DXC has agreed to pay KDC $13.3m by Apr 2024

Guangdong DCs:
- End-Dec 2023: Tenant settled part of sums in-arrears of RMB 0.5m (S$0.1m)[5]
- Working with tenant on recovery roadmap
- Reserved rights in respect of acquisition of Guangdong DC 3

Optimal Mix of Contract Types

Contract Type	% of Rental Income[3]	WALE[4] (years)
Colocation	65.4%	1.9
Fully-fitted	22.9%	11.2
Shell and Core	11.7%	7.3

Well-Spread Expiry Profile (as at 31 Dec 2023)

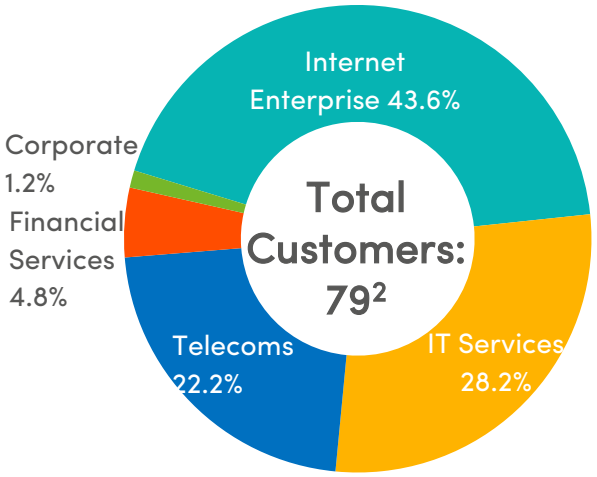


1. As at 31 Dec 2023. Not adjusted for the ongoing litigation with DXC Technology Services Singapore Pte. Ltd.
2. By lettable area. WALE by rental income was 4.5 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.
3. For the month of Dec 2023. Based on agreements with clients of the properties, treating the Keppel leases on a pass-through basis to the underlying clients.
4. By lettable area as at 31 Dec 2023.
5. The RMB dollar amounts have been translated into Singapore dollar on the illustrative exchange rate of RMB1.00 to S$0.1873.

Diversified Global Client Base

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

Rental Income by Trade Sector[1]



Rank	Top 10 Clients	Trade Sector	Rental Income[1]
1	Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	35.0%
2	Government-linked Connectivity Solutions Provider	Telecoms	7.8%
3	Colocation Provider	IT Services	7.8%
4	Government-linked Connectivity Solutions Provider	Telecoms	6.1%
5	Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	5.2%
6	Fortune 500 Company (Global IT Infrastructure Service Provider)	IT Services	4.3%
7	Multinational Colocation Provider	IT Services	3.2%
8	Fortune Global 500 Company	Telecoms	3.2%
9	Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	3.0%
10	Multinational Colocation Provider	IT Services	3.0%

1. For the month of Dec 2023. Based on agreements with clients of the properties, treating the Keppel leases on a pass-through basis to the underlying clients.
2. Number of unique clients as at 31 Dec 2023. Clients with contracts across multiple data centres are counted as one client.

2023 ESG Highlights

Environmental Stewardship

- Further progress in 2023 to adopt **Taskforce on Climate-related Financial Disclosures (TCFD)** recommendations
- **Renewable energy** procured for both Dublin assets; Supportive of initiatives to introduce renewable energy for all assets
- Achieved 3 Star rating and Green Star rating for 2023 **GRESB** Real Estate Assessment submission, an improvement from 2022
- Achieved a strong B-score for KDCR's inaugural CDP full 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
- MSCI ESG RATINGS AA[1]
- **~ 750** engagements with analysts and institutional investors & **> 1,200** engagements with retail investors
- Upheld **strong corporate governance** as well as **high standards of ethical business conduct**
- **Improved ranking to #11** from #12 in the **Singapore Governance and Transparency Index (SGTI) 2023** under the REITs and Business Trust category
- Refinanced borrowings with **sustainability-linked loans**

People & Community

- **Female** directors represent **~30% of the Board**
- Appointment of two new directors in Sep 2023
- Dedicated **>900 community hours** in conjunction with Keppel's Fund Management & Investment platforms
- Achieved a **zero-fatality workplace**
- Achieved an average of **~32 training hours** per employee

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1Q 2024 Updates

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

- A$90.0m reinvested into Australia Data Centre Note with an 8.5 year tenure
- Initial yield of 6.97%, with annual escalation
- DPU accretion of ~0.7%

macquarie DATA CENTRES

macquarie TECHNOLOGY GROUP



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

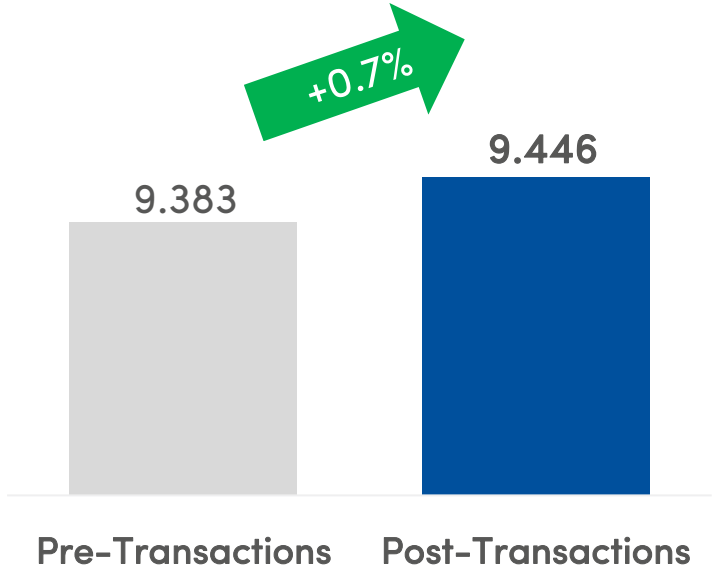
- A$90.0m[1] reinvested into Australia Data Centre Note (AU DC Note) issued by Macquarie Data Centres Group (MDC)[1]
- Regular income stream commencing at A$6.3m p.a., initial yield of 6.97%, with annual CPI-linked escalation for a term of 8.5 years
- Portion of sale proceeds will be used for the repayment of existing loans for Intellicentre Campus[2]
- 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

1. MDC is a wholly owned subsidiary of Macquarie Technology Group.
2. Remaining net sale proceeds will be used at the Manager's discretion for repaying debt, funding acquisitions, capital expenditure and/or working capital.

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[2]
- 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)[1]



Assuming the transactions occurred in FY 2023.

1. 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.
2. By lettable area as at 31 Dec 2023. WALE by rental income would have decreased from 4.5 years to 4.3 years.

Diversified Global Portfolio with Strong Asia Pacific Presence

Keppel DC REIT Assets under Management

$3.7b[1]

23 data centres across 9 countries as at 31 Mar 2024.

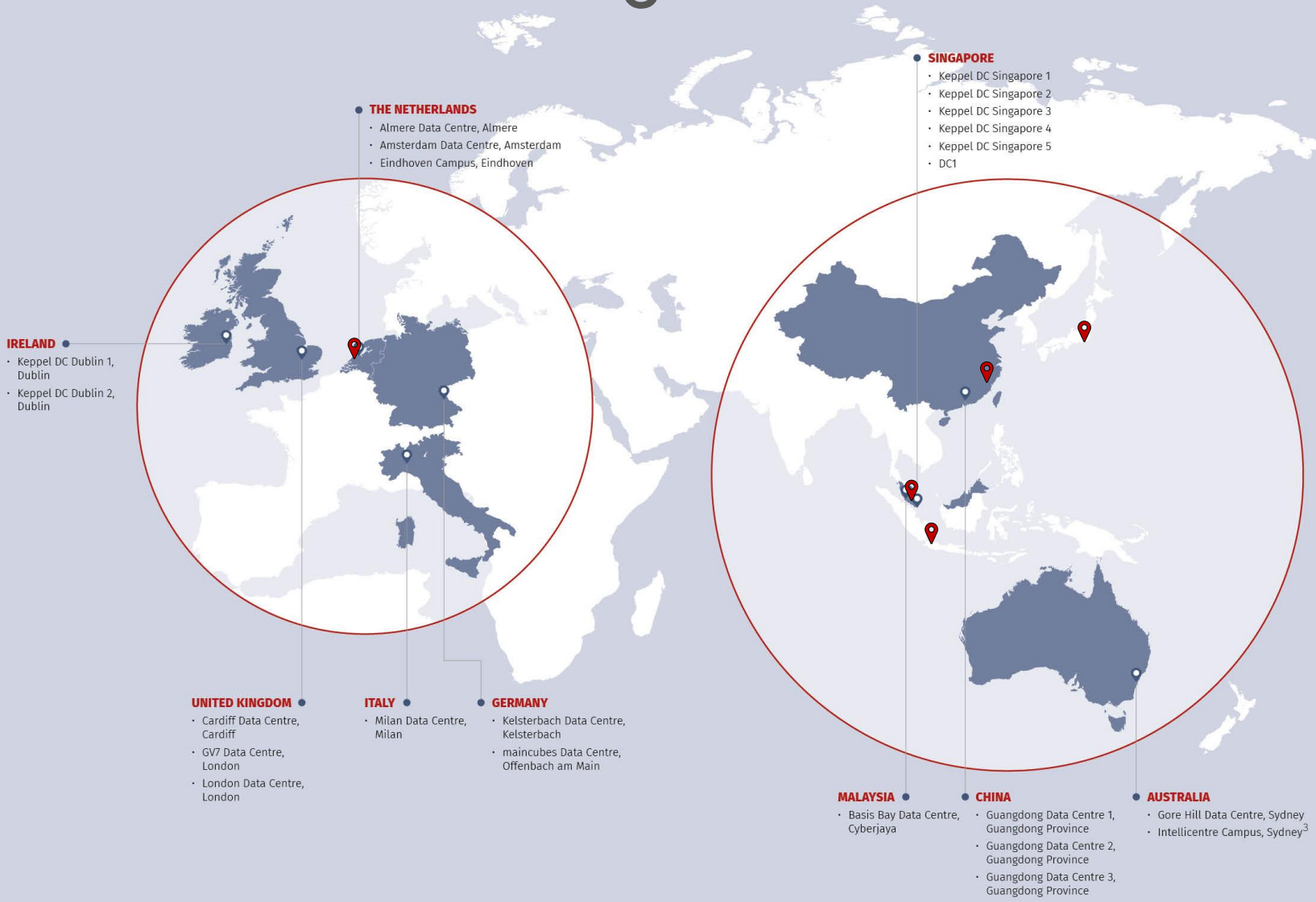
AUM Breakdown (as at 31 Mar 2024)[1]			
Asia Pacific	**71.8%**	**Europe**	**28.2%**
Singapore	55.6%	Germany	6.7%
Australia	8.4%	Ireland	8.2%
China	7.4%	Italy	1.6%
Malaysia	0.4%	The Netherlands	6.9%
		United Kingdom	4.8%

Potential Data Centre Assets for Acquisitions

>$2b

Data centre assets under development & management through Keppel[2] and Keppel's private data centre funds

KEPPEL'S ASSETS
- SINGAPORE
- CHINA
- INDONESIA
- JAPAN
- THE NETHERLANDS



1. Includes investment in debt securities issued by NetCo.
2. Keppel has granted the Rights of First Refusal (ROFR) to Keppel DC REIT for future acquisition opportunities of its data centre assets.
3. Announced divestment and subscription into Australia Data Centre Note in Apr 2024.

Thank You

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