

Keppel DC Singapore 3

Keppel DC Singapore 4

Acquisition of remaining interests in Keppel DC Singapore 3 & 4

16 December 2025

Outline

1. Acquisition Overview

2. Key Investment Merits

3. Method of Financing

4. Appendix

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FTSE Straits
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01

Acquisition Overview

Acquisition of remaining interests in Keppel DC Singapore 3 & 4

Acquisition of remaining 10.0% interest in Keppel DC Singapore 3 (KDC SGP 3) and remaining 1.0% interest in Keppel DC Singapore 4 (KDC SGP 4)

Distribution Per Unit
(DPU) accretion of 0.8%



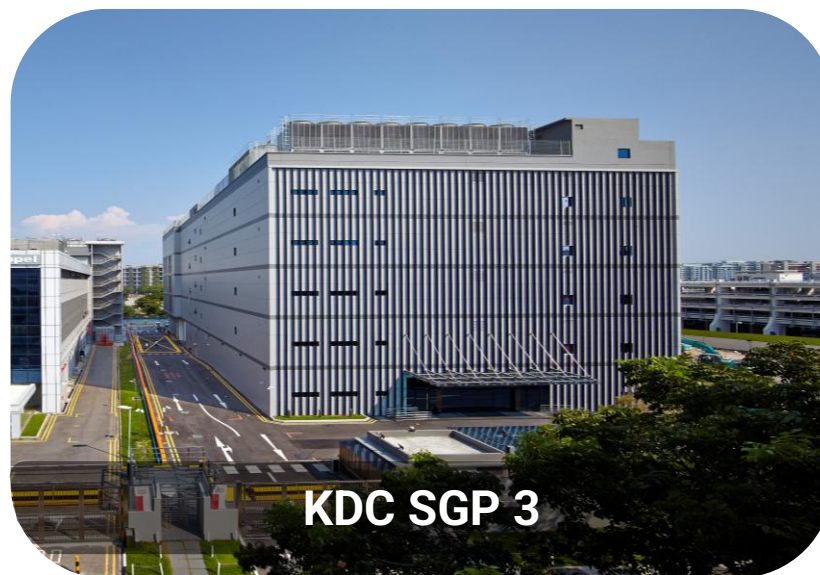
Aggregate Agreed
Property Value of
\$49.3m¹



To be fully funded by
part of 2025 EFR
proceeds²



Enhancement to
overall portfolio



KDC SGP 3



54,925 sq ft
Lettable Area



2
clients



~3.0 yrs
WALE³



100.0%
Occupancy



KDC SGP 4



84,544 sq ft
Lettable Area



4
clients



~4.4 yrs
WALE³

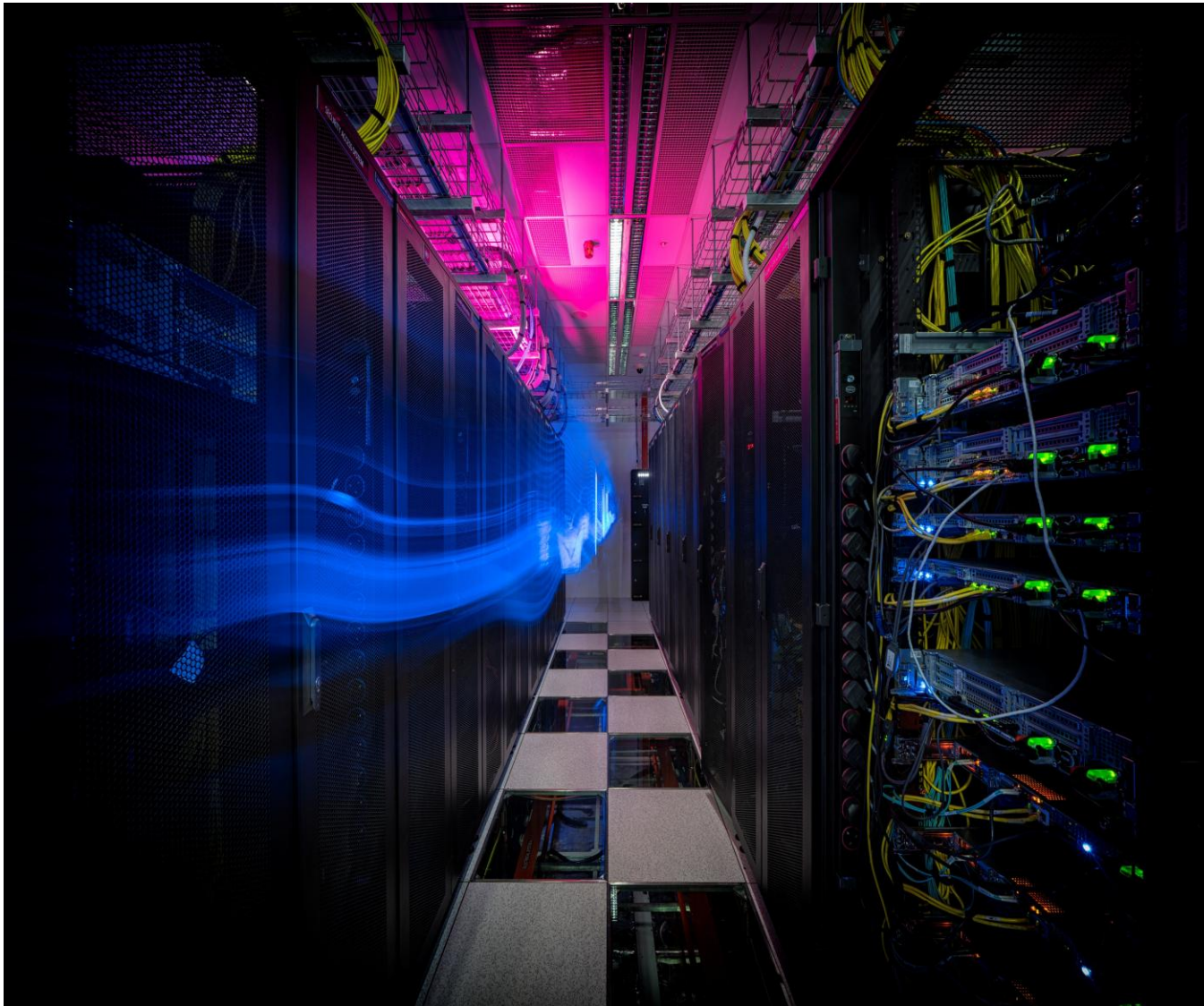


94.5%
Occupancy

1. Based on 10% and 1% basis of KDC SGP 3 and KDC SGP 4 respectively.

2. Part of the proceeds (\$53.4m) raised from the preferential offering announced on 22 Sep 2025 (2025 EFR) have been reallocated to finance the acquisition of remaining interests in KDC SGP 3 and KDC SGP 4 from debt repayment purposes (including debt previously drawn down for investments). Acquisition Fee of ~\$0.5m to the Manager will be paid in Units.

3. Weighted average lease expiry (WALE) by lettable area as at 30 Sep 2025.



02 Key Investment Merits

Key Investment Merits



DPU accretive acquisitions while maintaining healthy aggregate leverage

1



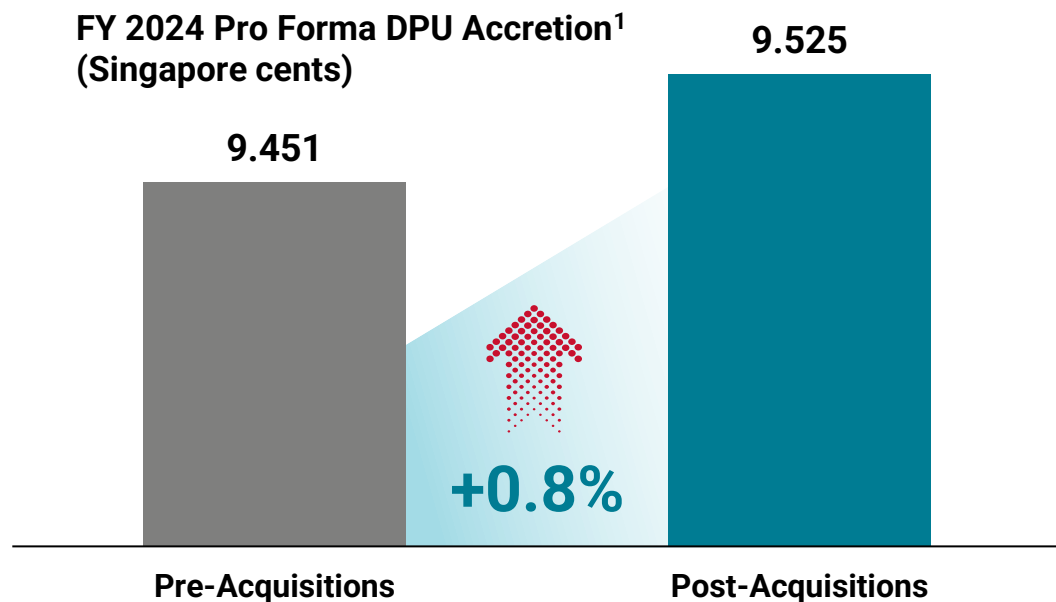
Enhances portfolio stability with greater Singapore and hyperscaler exposure

2

1 DPU accretive acquisitions while maintaining healthy aggregate leverage

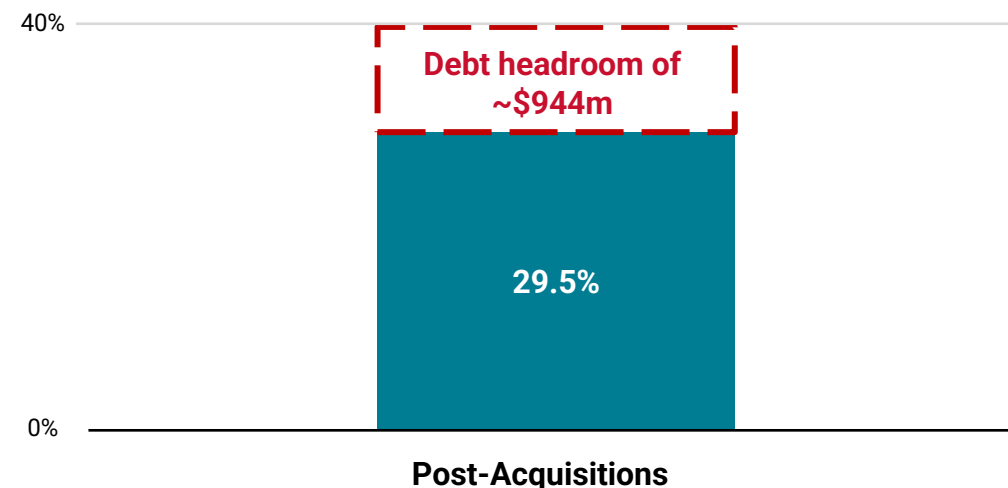
Immediately DPU accretive

FY 2024 Pro Forma DPU Accretion¹
(Singapore cents)



Healthy balance sheet with aggregate leverage below 40%

3Q 2025 Pro Forma Aggregate Leverage^{2,3}
(%)



1. Following the reallocation of 2025 EFR proceeds, FY 2024 Pro Forma DPU accretion on 2025 EFR value creation initiatives is expected to increase from 3.4% to 4.7%.

2. Post-Acquisitions and after including the Preferential Offering and the acquisition of Tokyo Data Centre 3 which was completed on 19 November 2025, aggregate leverage as at 30 September 2025 is expected to increase to 33.5%. Bar graph not drawn to scale.

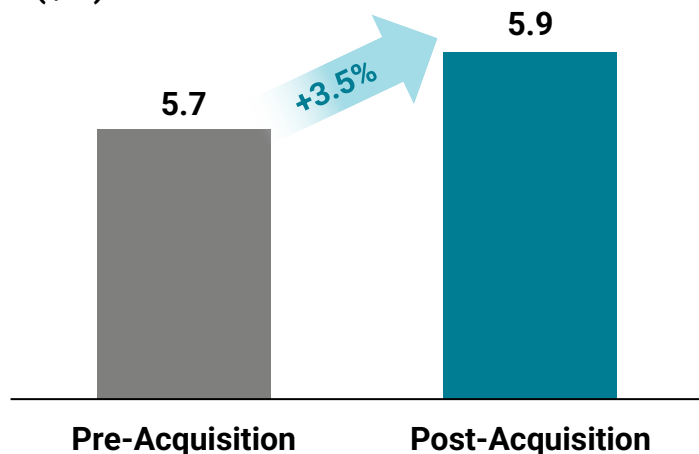
2 Enhances portfolio stability with greater Singapore and hyperscaler exposure

Singapore remains Asia's top data centre hub, supported by persistent strong demand and disciplined supply growth



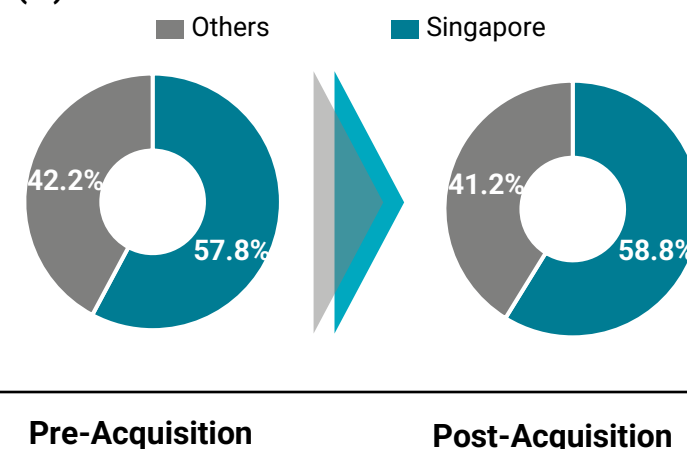
Increase in AUM¹

AUM¹
(\$'b)



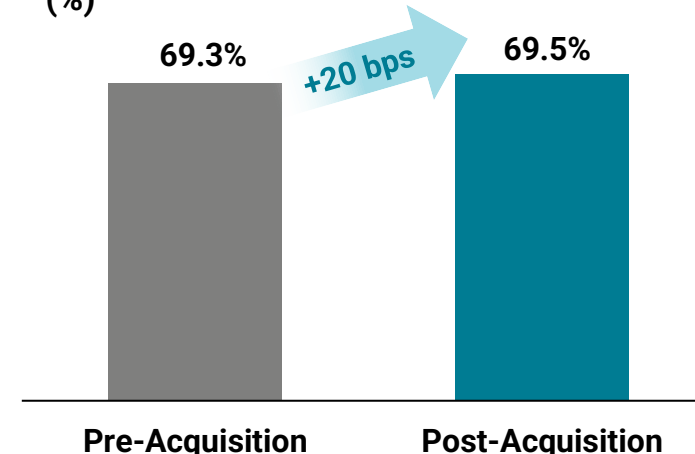
Increase in Singapore exposure

Proportion of Singapore exposure by AUM¹
(%)



Increase in hyperscalers' contribution

Rental Income from hyperscalers¹
(%)



1. Assets under management (AUM) as at 30 Sep 2025. Includes investments in debt securities and the acquisition of Tokyo Data Centre 3 which was completed on 19 November 2025. The increase in AUM is attributable to the additional stakes in the Properties, as well as the uplift in valuation for the existing stakes in the Properties.



03 Method of Financing

Method of Financing

Total acquisition outlay will be funded by part of the proceeds from 2025 EFR¹

Total Acquisition Outlay

Breakdown of Acquisition Outlay	\$'m
Purchase Consideration Comprising - Aggregate Agreed Property Value ² of \$49.3m - Net asset values ² of \$1.2m	~50.5
Acquisition Fees in Units	~0.5
Estimated stamp duty, professional and other fees and expenses	~2.9
Estimated Total	~53.9

Method of Financing (\$'m)



- Part of the proceeds (\$53.4m) raised from the 2025 EFR have been reallocated to finance the acquisition of remaining interests in KDC SGP 3 and KDC SGP 4 from debt repayment purposes (including debt previously drawn down for investments). Acquisition Fee of ~\$0.5m to the Manager will be paid in Units.
- Based on respective sale interests in Keppel DC Singapore 3 LLP and Keppel DC Singapore 4 LLP.

Thank You

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04 Appendix

Diversified Global Portfolio with Strong Asia Pacific Presence

Keppel DC REIT
Assets under Management
~\$5.9b¹

25 data centres across 10 countries

Asset Under Management Breakdown ¹			
Asia Pacific		Europe	
Singapore	58.8%	Germany	3.0%
Australia	4.4%	Ireland	5.6%
China	4.5%	Italy	1.0%
Japan	15.6%	The Netherlands	4.3%
Malaysia	0.2%	United Kingdom	2.6%

- 📍 **KEPPEL'S ASSETS²**
- SINGAPORE
 - CHINA
 - INDONESIA
 - JAPAN
 - THE NETHERLANDS

1. As at 30 Sep 2025. Includes investments in debt securities and Tokyo Data Centre 3 which was completed on 19 Nov 2025. The increase in AUM is attributable to the additional stake in the Properties, as well as the uplift in valuation for the existing stake in the Properties.

2. Through Keppel and Keppel's private data centre funds.

3. Divestment of asset announced on 2 Jan 2025; completion expected in 1Q 2026.



EUROPE

GERMANY

- mainCubes Data Centre, Offenbach am Main

IRELAND

- Keppel DC Dublin 1, Dublin
- Keppel DC Dublin 2, Dublin

ITALY

- Milan Data Centre, Milan

THE NETHERLANDS

- Almere Data Centre, Almere
- Amsterdam Data Centre, Amsterdam
- Eindhoven Campus, Eindhoven

UNITED KINGDOM

- Cardiff Data Centre, Cardiff
- GV7 Data Centre, London
- London Data Centre, London

ASIA PACIFIC

SINGAPORE

- Keppel DC Singapore 1
- Keppel DC Singapore 2
- Keppel DC Singapore 3
- Keppel DC Singapore 4
- Keppel DC Singapore 5
- Keppel DC Singapore 7
- Keppel DC Singapore 8
- DC1

AUSTRALIA

- Gore Hill Data Centre, Sydney
- CHINA**
- Guangdong Data Centres 1, 2 and 3, Guangdong Province

JAPAN

- Tokyo Data Centre 1, Tokyo
- Tokyo Data Centre 3, Tokyo

MALAYSIA

- Basis Bay Data Centre, Cyberjaya³

