

# 1Q 2026 Operational Updates

16 Apr 2026

# Outline

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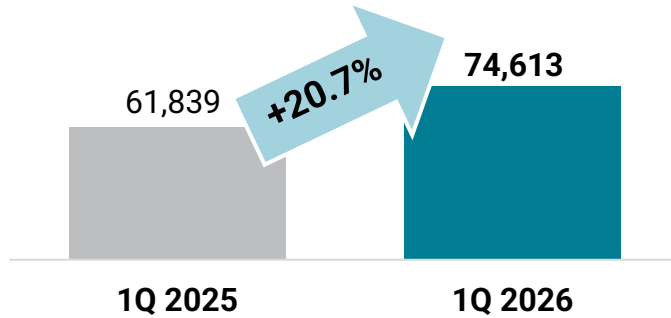


# 01 Key Highlights

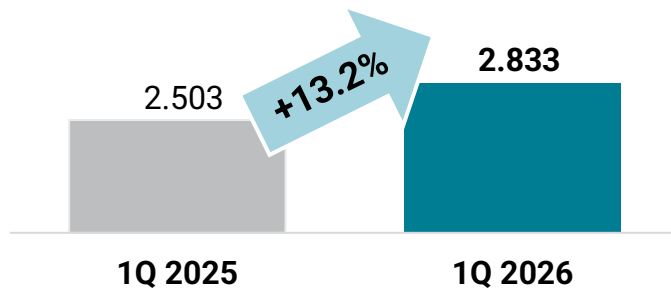
# 1Q 2026 Key Highlights

## Continued Value Creation

### Distributable Income (\$'000)<sup>1</sup>



### Distribution Per Unit (cents)<sup>2</sup>



## Resilient Portfolio Performance



**95.6%**

Portfolio Occupancy



**6.5 yrs**

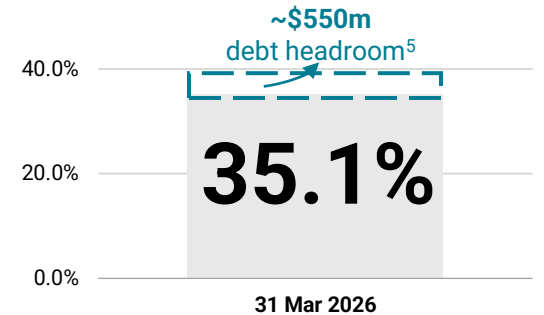
Portfolio WALE<sup>3</sup>

## Disciplined Growth



**2.6%**

Cost of Debt<sup>4</sup>



Aggregate Leverage<sup>6</sup>

1. Distributable Income (DI) includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis.
2. Distribution per Unit (DPU) computed based on DI after setting aside Capex Reserves.
3. By lettable area. WALE by rental income was 4.6 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.
4. Represents the average cost of debt for 1Q 2026, which is an improvement of 20 bps quarter-on-quarter.
5. Based on 40% internal threshold. Keppel DC REIT has a debt headroom of ~\$2,000m based on the 50% regulatory limit.
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 extension offers.

# Financial Updates<sup>02</sup>

# Strong Financial Performance

(\$'000)	1Q 2026	1Q 2025	% Change
<b>Gross Revenue</b>	<b>120,956</b>	<b>102,179</b>	<b>+18.4</b>
Property Expenses	(15,783)	(14,069)	+12.2
<b>Net Property Income<sup>1</sup></b>	<b>105,173</b>	<b>88,110</b>	<b>+19.4</b>
Finance Income	3,811	3,855	(1.1)
Finance Costs	(15,053)	(12,457)	+20.8
<b>Distributable Income (DI)<sup>2</sup></b>	<b>74,613</b>	<b>61,839</b>	<b>+20.7</b>
<b>Distribution per Unit (DPU)<sup>3</sup> (cents)</b>	<b>2.833</b>	<b>2.503</b>	<b>+13.2</b>

## 1Q 2026 vs 1Q 2025

- **Higher net property income** mainly due to:
  - acquisition of Tokyo Data Centre 3;
  - higher contributions from contract renewals and escalations; and
 partially offset by:
  - divestment of Kelsterbach Data Centre
- **Higher DI & DPU** mainly due to contributions from:
  - strong portfolio performance; and
  - acquisitions of Tokyo Data Centre 3 and remaining interests in Keppel DC Singapore 3 & 4
- **Higher finance costs** mainly due to new acquisition loans drawn in 4Q 2025

1. Rental income from Guangdong Data Centres and corresponding loss allowances recognised under "Gross Revenue" and "Property Expense" respectively.  
 2. Distributable Income includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis.  
 3. Computed based on eligible Unitholders' entitlement after setting aside Capex Reserves.

# Capital<sup>03</sup> Management

# Disciplined Capital Management

Key Metrics	As at 31 Mar 2026	Change from 31 Dec 2025	
Aggregate Leverage <sup>1</sup>	35.1%	▼ Decreased 20 bps	Lower borrowings driven mainly by depreciation of JPY and EUR against SGD
Average Cost of Debt <sup>2</sup>	2.6% (1Q 2026)	▼ Improved 20 bps (4Q 2025)	Due to full quarter impact of acquisition loans (JPY and SGD) drawn in 4Q 2025 where rates are below the REIT's average cost of debt
Trailing 12-month Interest Coverage Ratio (ICR)	7.2 times	▼ Decreased 0.3 times	Due to higher finance costs associated with the increased borrowings

## Sensitivity on ICR

	Decrease	Base Case	Increase
10% Change in EBITDA	6.5 times	7.2 times	8.0 times
100 bps Change in Interest Rate <sup>3</sup>	11.2 times	7.2 times	5.3 times

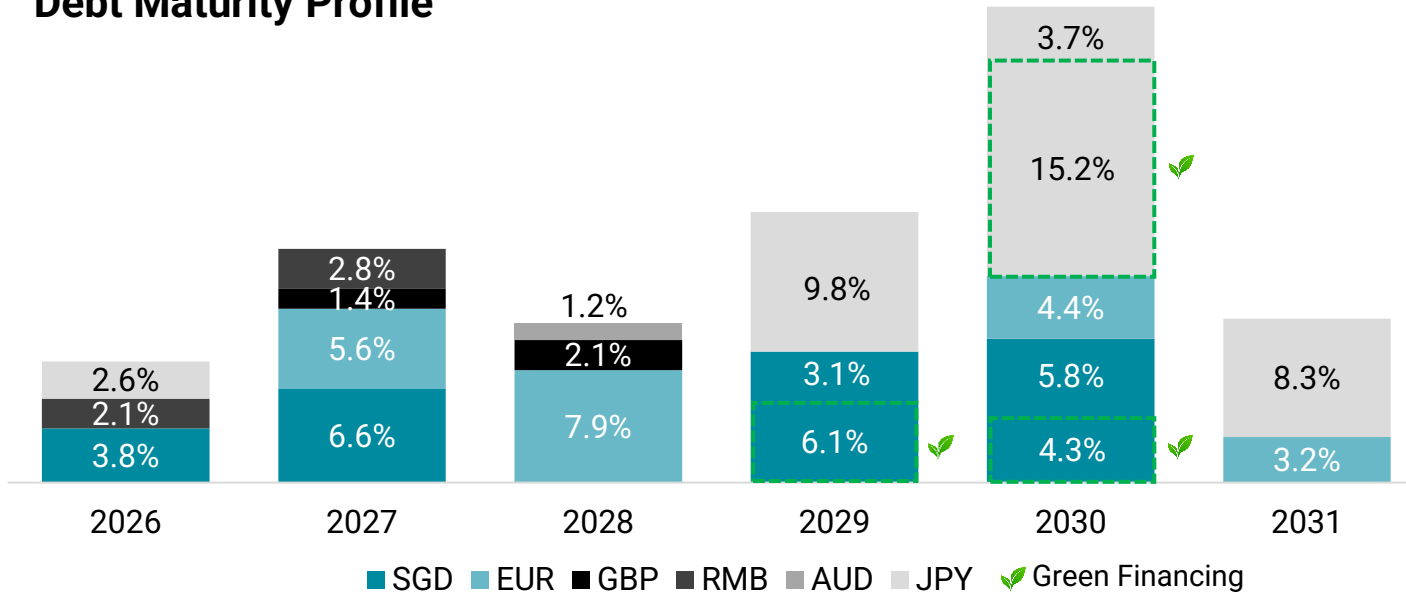
1. Computed based on gross borrowings and deferred payment as a percentage of deposited properties, both of which do not consider the lease liabilities pertaining to extension offers.

2. Including amortisation of upfront debt financing and excluding lease charges.

3. Assuming 100 bps change in the average interest rate of all hedged and unhedged borrowings.

# Well-Staggered Debt Profile

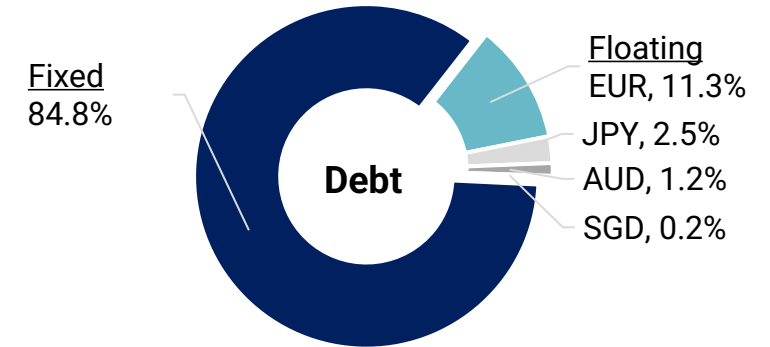
as at 31 Mar 2026  
Debt Maturity Profile



- Well-staggered profile with healthy weighted average debt tenor and hedge tenor of 3.3 years and 3.4 years respectively
- Capital management strategy remains focused on stability and visibility, supporting earnings resilience across market cycles

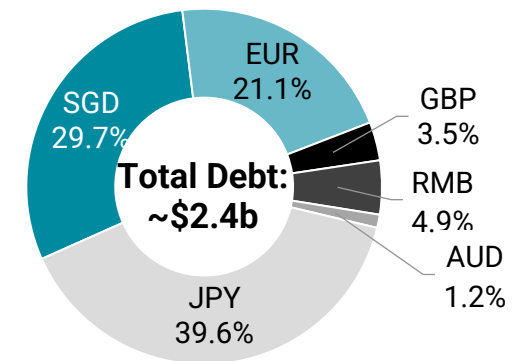
1. Computed based on existing unhedged borrowings as at 31 Mar 2026 and excluded any new drawdowns, repayment and/or refinancing of borrowings after 31 Mar 2026.

## Proportion of Fixed to Floating Debt



- A 25 bps change in interest rates would have a ~0.3%<sup>1</sup> impact to 1Q 2026 DPU on a pro forma basis

## Debt Currency Breakdown



- Maintained natural hedge of ~71% for overseas portfolio to mitigate currency risks

# 04 Portfolio Updates

# Resilient Portfolio Performance

as at 31 Mar 2026



Portfolio Occupancy <sup>1</sup>

**95.6%**

4Q 2025: 95.8%



Portfolio WALE <sup>2</sup>

**6.5 years**

4Q 2025: 6.7 years



Portfolio Reversion <sup>3</sup>

**~51%**

## Stable fundamentals | Active optimisation | Disciplined capital deployment

- **Strong income visibility**, underpinned by renewal of major contracts in 2024 and 2025, with ~6% of rental income up for renewal per annum in 2026 and 2027
- **Stable portfolio occupancy**, anchored by largely contracted data centre spaces that counter-balance movements in non-data centre areas
- **Continuous portfolio optimisation and rebalancing**, to deliver long-term quality and income durability through active selected asset repositioning
- **Well positioned to pursue disciplined growth**, scaling strategically through hyperscale acquisitions to strengthen portfolio resiliency and long-term growth amid a volatile macro environment
- Expect **limited first-order impact from ongoing Middle East conflict**: net electricity costs account for less than 3% of operating expenses with power procurement contracts in place through end-2026, while second-order risks are being monitored

1. Based on agreements with clients of the portfolio and in the case of Keppel DC Singapore 1 to 5, 7 & 8, the underlying client contracts.

2. By lettable area. WALE by rental income was 4.6 years as a higher proportion of rental income is from fully-fitted (colocation) assets, which typically have shorter contractual periods.

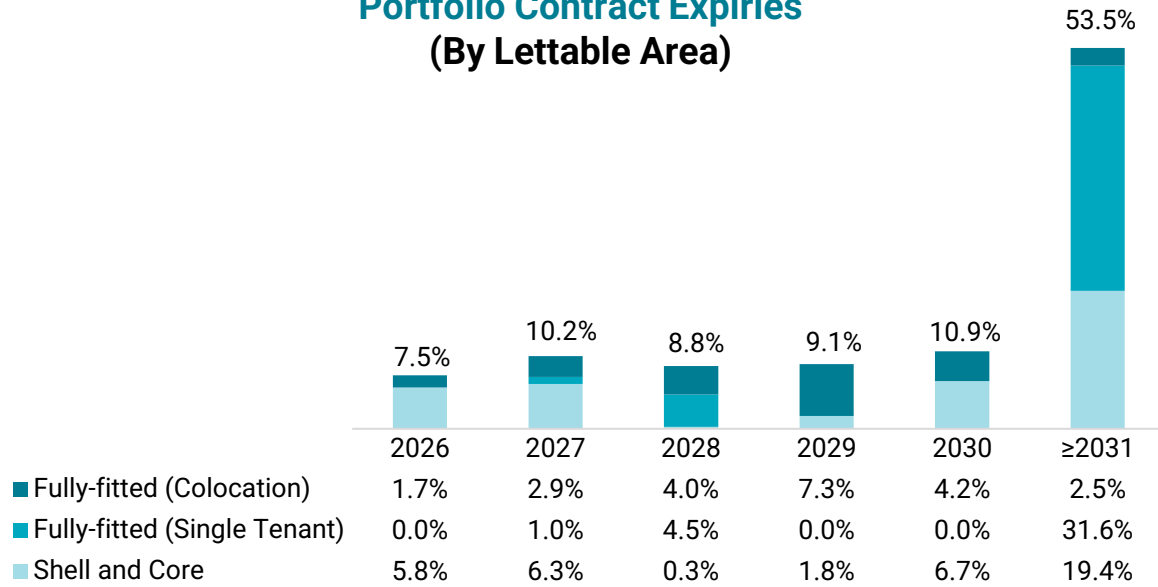
3. Calculated based on the signing rental income of the contracts renewed in 1Q 2026 divided by the preceding terminating rental income of the expiring contracts.

# Portfolio Contract Types and Expiries

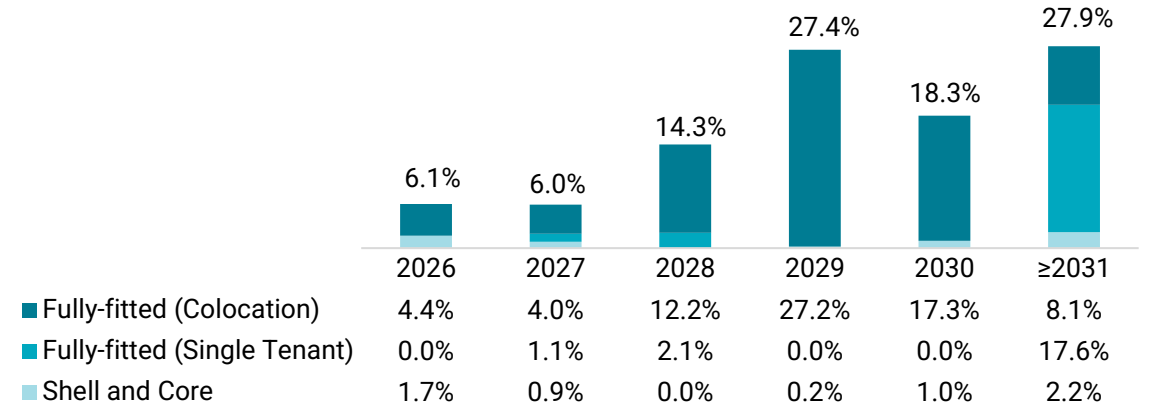
as at 31 Mar 2026

Portfolio Contract Type	WALE <sup>1 &amp; 2</sup> (years)	% of Rental Income <sup>2</sup>
Fully-fitted (Colocation)	3.0	73.3%
Fully-fitted (Single Tenant)	9.4	20.7%
Shell and Core	5.8	6.0%

Portfolio Contract Expiries  
(By Lettable Area)



Portfolio Contract Expiries  
(By Rental Income)

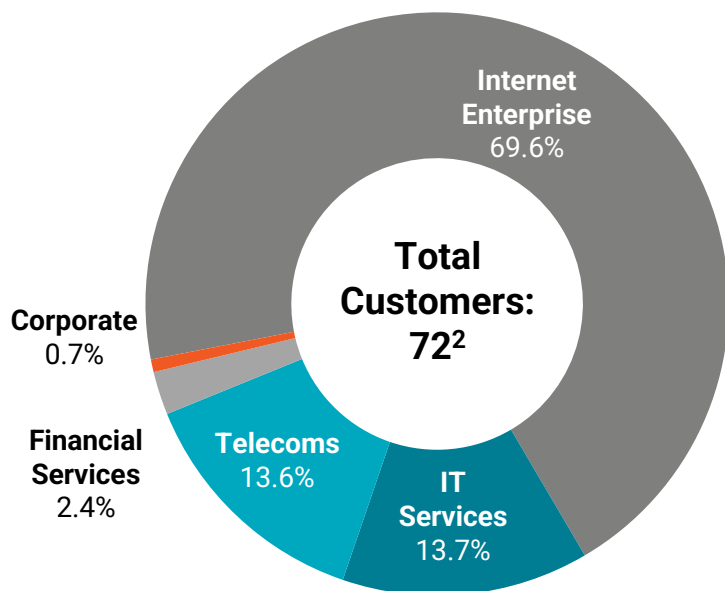


1. By lettable area.

2. Based on agreements with clients of the portfolio and in the case of Keppel DC Singapore 1 to 5, 7 & 8, the underlying client contracts.

# Diversified Global Client Base

Rental Income by Trade Sector<sup>1</sup>



Top 10 Clients<sup>3</sup>

	Trade Sector	Rental Income <sup>1</sup>
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	42.8%
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	9.5%
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	8.2%
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	5.7%
Government-linked Connectivity Solutions Provider	Telecoms	4.9%
Government-linked Connectivity Solutions Provider	Telecoms	4.2%
Internet Technology Provider (Hyperscaler)	Internet Enterprise	2.2%
Fortune Global 500 Company	Telecoms	2.1%
Multinational Colocation Provider	IT Services	2.0%
Multinational Colocation Provider	IT Services	1.9%

1. As at 31 Mar 2026. Based on agreements with clients of the portfolio and in the case of Keppel DC Singapore 1 to 5, 7 & 8, the underlying client contracts.

2. Number of unique clients as at 31 Mar 2026. 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.

# 05 Outlook

# Data Centre Demand Remains **Supported by Structural Drivers**

## Global Market Uncertainty

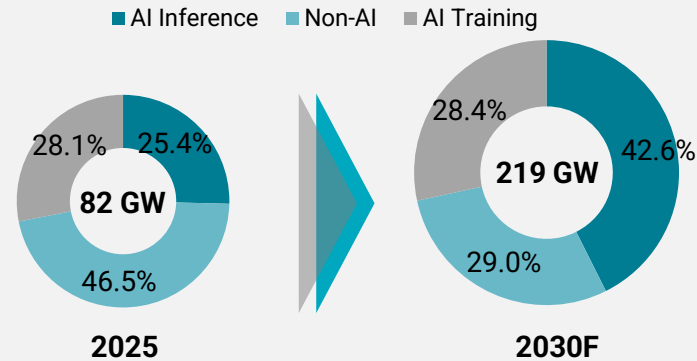
- **Global uncertainty has increased** amid the escalation of the Middle East conflict, driving higher energy prices and inflation risks<sup>1</sup>
- The Federal Reserve and European Central Bank have **kept rates unchanged while signaling willingness to tighten** should inflation pressures return<sup>2</sup>



## Structural Growth of Artificial Intelligence (AI) Workloads<sup>3</sup>

- **AI inference is projected to be the sustained demand driver** for data centres. By 2030, **AI inference will become the largest driver** of global data centre usage

*Global data centre demand by workload<sup>3</sup>*



## Evolving Capital Landscape<sup>4</sup>

- Operators are using asset recycling, including sale-and-leasebacks and minority stake sales, **to unlock capital for expansion**
- **Platform-level capital solutions** (joint ventures, infrastructure funds, and strategic partnerships) **are scaling** to fund large, multi-phase data centre developments
- These shifts underscore the increasing **institutionalisation of the data centre asset class** and the need for flexible capital to meet AI-driven demand



Sources: 1. HSBC, 2. ING, 3. McKinsey & Co., 4. DC Byte

# Thank You

For more information, please visit:  
[www.keppeldcreit.com](http://www.keppeldcreit.com)

Connect with us on:



**Important Notice:** The past performance of Keppel DC REIT is not necessarily indicative of its future performance. Certain statements made in this presentation may not be based on historical information or facts and may be “forward-looking” statements due to 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

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# Additional<sup>06</sup> Information

# Diversified Global Portfolio with Strong Asia Pacific Presence

Keppel DC REIT  
Assets under Management

~\$6.3b<sup>1</sup>

25 data centres across 10 countries

Asset Under Management Breakdown <sup>1</sup>			
<b>Asia Pacific</b>	<b>84.7%</b>	<b>Europe</b>	<b>15.3%</b>
Singapore	62.7%	Germany	2.8%
Australia	4.4%	Ireland	5.4%
China	3.7%	Italy	1.0%
Japan	13.6%	The Netherlands	4.0%
Malaysia	0.3%	United Kingdom	2.1%



📍 **KEPPEL'S ASSETS<sup>2</sup>**

- SINGAPORE
- CHINA
- INDONESIA
- JAPAN
- THE NETHERLANDS

**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, Cyberjaya<sup>3</sup>

1. As at 31 Mar 2026. Includes investments in debt securities.  
 2. Through Keppel and Keppel's private data centre funds.  
 3. Divestment of asset announced on 2 Jan 2025; completion subject to satisfaction of conditions.

# Portfolio Overview (as at 31 Mar 2026)

	Interest	Attributable Lettable Area (sq ft)	No. of Clients <sup>1</sup>	Occupancy Rate (%)	Attributable Gross Revenue <sup>2</sup>	Valuation <sup>3</sup>	Lease Type	WALE (Years) <sup>4</sup>	Land Lease Title	Land Lease Remaining (Years)	Completion / Last Refurbishment
<b>Asia Pacific</b>											
Keppel DC Singapore 1, Singapore	100%	109,721	15	50.9	S\$ 16.5m	S\$ 307.0m	Keppel lease / Fully-fitted (Colocation)	1.0	Leasehold (Expiring 30 Sep 2055)	29.5	2013
Keppel DC Singapore 2, Singapore	100%	38,480	5	91.1	S\$ 18.0m	S\$ 188.0m	Keppel lease / Fully-fitted (Colocation)	3.3	Leasehold (Expiring 31 Jul 2051)	25.3	2010
Keppel DC Singapore 3, Singapore	100%	54,925	2	100.0	S\$ 37.0m	S\$ 426.0m <sup>5</sup>	Keppel lease / Fully-fitted (Colocation)	2.5	Leasehold (Expiring 31 Jan 2052)	25.8	2015
Keppel DC Singapore 4, Singapore	100%	84,544	4	94.5	S\$ 52.5m	S\$ 590.0m <sup>5</sup>	Keppel lease / Fully-fitted (Colocation)	4.0	Leasehold (Expiring 30 Jun 2050)	24.2	2017
Keppel DC Singapore 5, Singapore	99%	93,936	4	100.0	S\$ 52.5m	S\$ 497.0m	Keppel lease / Fully-fitted (Colocation)	3.1	Leasehold (Expiring 31 Aug 2050) <sup>6</sup>	24.4 <sup>6</sup>	2015
Keppel DC Singapore 7, Singapore	100%	77,024	4	100.0	S\$ 58.0m	S\$ 744.0m	Keppel lease / Fully-fitted (Colocation)	2.6	Leasehold (Expiring 15 Jul 2050) <sup>6</sup>	24.3 <sup>6</sup>	2023
Keppel DC Singapore 8, Singapore	100%	78,214	4	100.0	S\$ 49.7m	S\$ 796.0m	Keppel lease / Fully-fitted (Colocation)	3.8	Leasehold (Expiring 15 Jul 2050) <sup>6</sup>	24.3 <sup>6</sup>	2024
DC1, Singapore	100%	213,815	1	100.0	S\$ 26.7m	S\$ 290.7m	Fully-fitted (Single Tenant) Triple-net Lease	10.0	Leasehold (Expiring 31 Jul 2044)	18.3	2016
Gore Hill Data Centre, Sydney, Australia	100%	90,955	2	80.0	S\$ 2.9m	A\$ 214.0m (S\$ 181.8m)	Fully-fitted (Colocation) / Shell and Core (Triple-net Lease)	0.5	Freehold	-	2013
Guangdong Data Centre 1, Guangdong Province, China	100%	221,689	1	100.0	S\$ 11.3m	RMB 596.0m (S\$109.2m)	Fully-fitted (Single Tenant) Triple-net Lease	10.7	Leasehold (Expiring 17 Jan 2067)	40.8	2019
Guangdong Data Centre 2, Guangdong Province, China	100%	218,615	1	100.0	S\$ 11.3m	RMB 594.0m (S\$108.9m)	Fully-fitted (Single Tenant) Triple-net Lease	11.4	Leasehold (Expiring 17 Jan 2067)	40.8	2020
Guangdong Data Centre 3, Guangdong Province, China	100%	221,847	1	100.0	S\$ 0.5m	RMB 61.0m (S\$11.2m)	Shell and Core Triple-net Lease	11.4	Leasehold (Expiring 17 Jan 2067)	40.8	2020
Tokyo Data Centre 1, Tokyo, Japan	98.47%	187,257	1	100.0	S\$ 6.3m	JPY 23.6b (S\$196.2m)	Shell and Core Triple-net Lease	5.6	Freehold	-	2019
Tokyo Data Centre 3, Tokyo, Japan	98.47%	73,325	1	100.0	S\$ 4.6m	JPY 81.7b (S\$678.6m)	Fully-fitted (Single Tenant)	14.5	Freehold	-	2025
Basis Bay Data Centre, Cyberjaya, Malaysia	99%	48,193	1	40.2	S\$ 1.4m	MYR 53.9m (S\$16.9m)	Fully-fitted (Colocation)	1.2	Freehold	-	2009

1. Certain clients have signed more than one colocation arrangement using multiple entities.

2. Based on Keppel DC REIT's respective effective interests for FY 2025's rental income, unless otherwise stated. Keppel DC Singapore 3 & 4 reflect 90% and 99% effective interests respectively as the acquisition of remaining interests was completed on 12 Feb 2026. Rental income from Guangdong Data Centres and corresponding loss allowances recognised under "Gross Revenue" and "Property Expense" respectively.

3. Based on latest respective independent valuations and respective interests as at 31 Dec 2025, unless otherwise stated. For Keppel DC Singapore 7 & 8, valuations include a 10-year land tenure lease extension.

4. By lettable area.

5. Acquisition of remaining interests in Keppel DC Singapore 3 & 4 was completed on 12 Feb 2026. Valuations have been updated to reflect 100% interest as at 31 Mar 2026.

6. Included an offer to extend for a further term of nine years for Keppel DC Singapore 5 and a further 10-year land lease tenure extension for Keppel DC Singapore 7 & 8.

# Portfolio Overview (as at 31 Mar 2026)

	Interest	Attributable Lettable Area (sq ft)	No. of Clients <sup>1</sup>	Occupancy Rate (%)	Attributable Gross Revenue <sup>2</sup>	Valuation <sup>3</sup>	Lease Type	WALE (Years) <sup>4</sup>	Land Lease Title	Land Lease Remaining (Years)	Completion / Last Refurbishment
<b>Europe</b>											
maincubes Data Centre, Offenbach am Main, Germany	100%	97,043	1	100.0	S\$ 10.0m	€ 119.5m (S\$ 179.7m)	Fully-fitted (Single Tenant) Triple-net Lease	7.0	Freehold	-	2018
Keppel DC Dublin 1, Dublin, Ireland	100%	66,124	23	96.5	S\$ 23.2m	€ 114.0m (S\$ 171.4m)	Fully-fitted (Colocation)	3.3	Leasehold (Expiring 31 Dec 2998)	972.7	2020
Keppel DC Dublin 2, Dublin, Ireland	100%	28,484	3	98.1	S\$ 13.7m	€ 113.4m (S\$ 170.5m)	Fully-fitted (Colocation)	4.7	Leasehold (Expiring 31 Dec 2997)	971.7	2021
Milan Data Centre, Milan, Italy	100%	165,389	1	100.0	S\$ 4.5m	€ 40.4m (S\$ 60.8m)	Shell and Core Double-net Lease	1.8	Freehold	-	2004
Almere Data Centre, Almere, The Netherlands	100%	118,403	1	100.0	S\$ 10.7m	€ 113.9m (S\$ 171.3m)	Fully-fitted (Single Tenant) Double-net Lease	2.4	Freehold	-	2008
Amsterdam Data Centre, Amsterdam, The Netherlands	100%	141,698	9	95.1	S\$ 3.5m	€ 29.2m (S\$ 43.9m)	Shell and Core Double-net Lease	4.1	Freehold	-	2001
Eindhoven Campus, Eindhoven, The Netherlands	100%	98,577	4	100.0	S\$ 3.5m	€ 26.8m (S\$40.3m)	Shell and Core Double-net Lease	4.1	Freehold	-	2007
Cardiff Data Centre, Cardiff, United Kingdom	100%	79,439	1	100.0	S\$ 5.5m	£ 13.3m (S\$ 22.8m)	Shell and Core Triple-net Lease	0.2	Freehold	-	2003
GV7 Data Centre, London, United Kingdom	100%	24,972	1	100.0	S\$ 5.2m	£ 16.8m (S\$ 28.8m)	Fully-fitted (Single Tenant) Triple-net Lease	0.9	Leasehold (Expiring 28 Sep 2183)	157.5	2000
London Data Centre, London, United Kingdom	100%	94,867	1	100.0	S\$ 4.5m	£ 48.8m (S\$ 83.8m)	Shell and Core Triple-net Lease	13.2	Freehold	-	2016

1. Certain clients have signed more than one colocation arrangement using multiple entities.
2. Based on Keppel DC REIT's respective effective interests for FY 2025's rental income, unless otherwise stated.
3. Based on latest respective independent valuations and respective interests as at 31 Dec 2025, unless otherwise stated.
4. By lettable area.

# Overview of Contractual Arrangements

Asia Pacific	Contractual Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Keppel DC Singapore 1 to 5, 7 & 8	Keppel lease <sup>1</sup> / Fully-fitted (Colocation) <sup>2</sup>	<ul style="list-style-type: none"> <li>Client: Pays rent</li> <li>Owner: Bears all expenses; responsible for facilities management</li> </ul>	✓	✓	✓	✓
DC1	Fully-fitted (Single Tenant) (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent, responsible for facilities management and all outgoings except insurance for the shell of the building</li> </ul>	-	✓	-	-
Gore Hill Data Centre (for one client)	Shell and Core (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings; responsible for facilities management in their space</li> </ul>	-	-	-	-
Gore Hill Data Centre (for one client)	Fully-fitted (Colocation) <sup>2</sup> Shell and Core (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent</li> <li>Owner: Bears all expenses; responsible for facilities management</li> </ul>	✓	✓	✓	✓
Guangdong Data Centres 1, 2 & 3	1 & 2: Fully-fitted (Single Tenant) (Triple-net Lease) 3: Shell and Core	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings except real estate tax where the lessee shall bear up to a certain threshold; responsible for facilities management</li> </ul>	✓	-	-	-
Tokyo Data Centre 1	Shell and Core (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and outgoings; responsible for facilities management</li> </ul>	-	-	-	-
Tokyo Data Centre 3	Fully-fitted (Single Tenant)	<ul style="list-style-type: none"> <li>Client: Pays rent</li> <li>Owner: Bears all expenses; responsible for facilities management</li> </ul>	✓	✓	✓	✓
Basis Bay Data Centre	Fully-fitted (Colocation) <sup>2</sup>	<ul style="list-style-type: none"> <li>Client: Pays rent; responsible for facilities management</li> <li>Owner: Bears pre-agreed facilities management amount, insurance and property tax</li> </ul>	✓	✓	✓	✓

1. Refers to the leases entered into by Keppel DC REIT with the Keppel lessees in relation to Keppel DC Singapore 1 to 5, 7 & 8 respectively. Due to the arrangements of the master leases, Keppel DC REIT will share the variability of the income and/or expenses between Keppel and its customers and/or suppliers.

2. 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
maincubes Data Centre	Fully-fitted (Single Tenant) (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings; responsible for facilities management</li> </ul>	-	-	-	-
Keppel DC Dublin 1	Fully-fitted (Colocation) <sup>1,2</sup>	<ul style="list-style-type: none"> <li>Client: Pays rent</li> <li>Owner: Bears all expenses; responsible for facilities management</li> </ul>	✓	✓	✓	✓
Keppel DC Dublin 2	Fully-fitted (Colocation) <sup>1,2</sup>	<ul style="list-style-type: none"> <li>Client: Pays rent</li> <li>Owner: Bears all expenses; responsible for facilities management</li> </ul>	✓	✓	✓	✓
Milan Data Centre	Shell and Core (Double-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management</li> </ul>	✓	✓	-	-
Almere Data Centre	Fully-fitted (Single Tenant) (Double-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management</li> </ul>	✓	✓	-	-
Amsterdam Data Centre	Shell and Core (Double-net Lease)	<ul style="list-style-type: none"> <li>DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space</li> </ul>	✓	✓	-	-
Eindhoven Campus	Shell and Core (Double-net Lease)	<ul style="list-style-type: none"> <li>DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space</li> </ul>	✓	✓	-	-
Cardiff Data Centre	Shell and Core (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings; responsible for facilities management</li> </ul>	-	-	-	-
GV7 Data Centre	Fully-fitted (Single Tenant) (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings; responsible for facilities management</li> </ul>	-	-	-	-
London Data Centre	Shell and Core (Triple-net Lease)	<ul style="list-style-type: none"> <li>Client: Pays rent and all outgoings; responsible for facilities management</li> </ul>	-	-	-	-

1. 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.

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

# ESG Targets and Commitments



## Environmental Stewardship



Achieve a **50% reduction for Scope 1 and Scope 2 emissions** by 2035, from 2025 baseline



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



Advance **energy-optimisation initiatives**



Monitor water consumption and undertake measures to **reduce water consumption**



## Responsible Business



**Above satisfactory score for Annual Customer Satisfaction Survey**



**Zero client dissatisfaction over physical security** of all fully-fitted (colocation) properties in the Annual Customer Satisfaction Survey



**Green certification for all fully-fitted (colocation) assets** by 2030



**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**



**Diversify sources of funding** to achieve sustainable financing



Encourage the **adoption of sustainability principles throughout the supply chain**



## People & Community



Provide a safe and healthy environment for all stakeholders, to achieve a **zero-fatality workplace**



~ **30% female representation** on the Board



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



Achieve an average of **20 training hours** per employee in 2026



Engage with local communities and contribute to Keppel's Fund Management & Investment platforms target of **>800 hours of staff volunteerism** in 2026

# ESG Highlights



## ENVIRONMENTAL STEWARDSHIP

**REFRESHED CLIMATE TARGET**  
**50% reduction** in Scope 1 and 2 emissions from a 2025 baseline

**POWER USAGE EFFECTIVENESS (PUE)**  
**~12% reduction** in effective PUE for fully-fitted (colocation) assets that underwent major asset enhancement works

**RENEWABLE ENERGY**  
**Virtual Power Purchase Agreements (VPPA)**  
Four VPPAs in Dublin



## RESPONSIBLE BUSINESS

**GREEN FINANCING**  
Launched **Inaugural Green Financing Framework** and obtained ~\$608 million in green financing

**GREEN CERTIFICATIONS**  
**8 assets** in Singapore and Dublin maintained green certifications

**GOVERNANCE**  
**Joint winner of the Singapore Corporate Governance Award** at the SIAS Investors' Choice Awards 2025



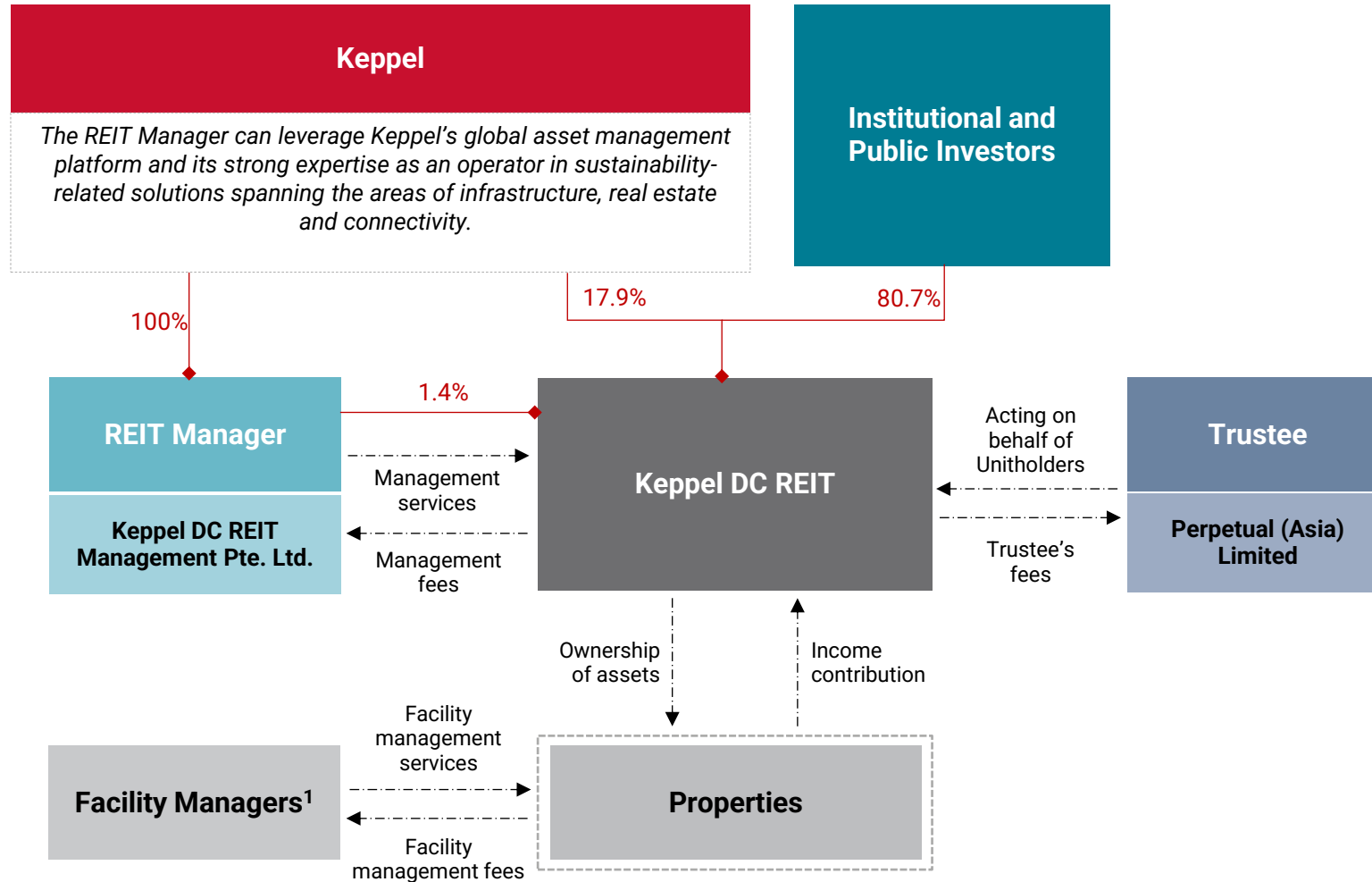
## PEOPLE & COMMUNITY

**TRAINING & DEVELOPMENT**  
**42.5 hours** per employee for 2025, exceeding target of 20 training hours per employee

**DIVERSITY**  
**~30% female** Board representation

**VOLUNTEERISM**  
Dedicated **>1,300 community hours** in conjunction with Keppel's Fund Management & Investment platforms in 2025

# Keppel DC REIT Structure (as at 31 Mar 2026)



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