

Asia's first pure-play data centre REIT, delivering sustainable returns through a diversified portfolio of data centres across Asia Pacific and Europe.

Investment Merits

FAST-GROWING ASSET CLASS

Well-positioned to capture value from the growing data centre industry, driven by megatrends such as cloudification and artificial intelligence (AI), especially AI inferencing.

RESILIENT INCOME STREAM

Dynamic management of geographically diversified portfolio to optimise value and future-proof assets, with a strategic pivot towards hyperscale assets.

FOCUSED INVESTMENT STRATEGY

Global mandate to pursue strategic growth opportunities for real estate and assets that support the digital economy, supported by a robust balance sheet.



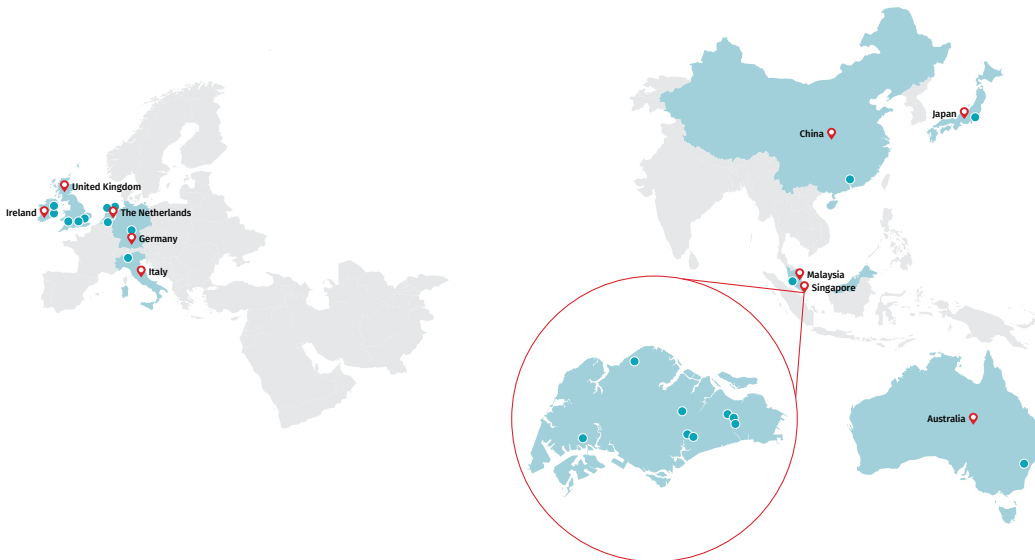
Key Figures

as at 31 Mar 2025

SGX Stock Code	AJBU
Bloomberg Ticker	KDCREIT:SP
Market Capitalisation	\$4.8b
Distribution Policy	Semi-annual
2024 Distribution Per Unit	9.451 cents
Yield ¹	4.4%
Sponsor	Keppel

¹ Based on the market closing price of \$2.15 as at 31 Mar 2025.

24 quality data centres across 10 countries in Asia Pacific and Europe



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
- DC 1

Australia

- Gore Hill Data Centre, Sydney

China

- Guangdong Data Centres 1, 2 and 3, Guangdong Province

Japan

- Tokyo Data Centre 1, Tokyo

Malaysia

- Basis Bay Data Centre, Cyberjaya³

EUROPE

Germany

- maincubes Data Centre, Offenbach am Main

Ireland

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

Italy

- Milan Data Centre, Milan

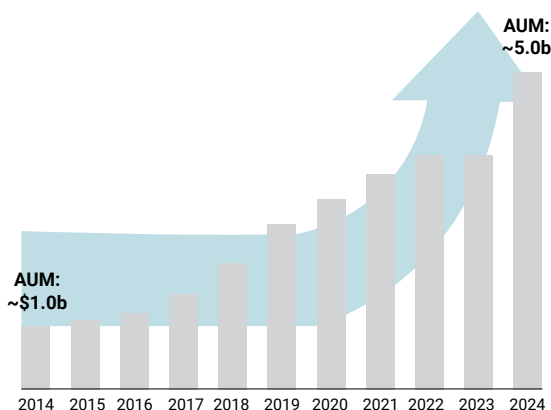
The Netherlands

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

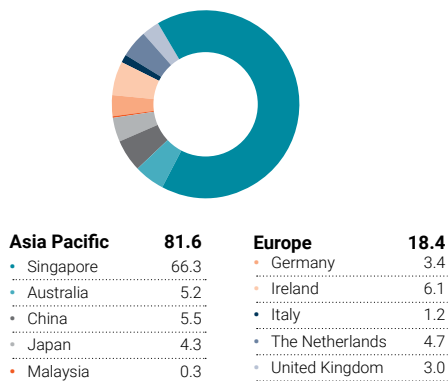
United Kingdom

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

ASSETS UNDER MANAGEMENT (AUM)²



AUM BREAKDOWN² (%)

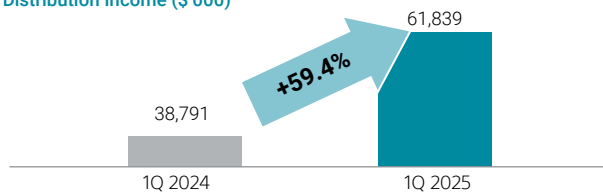


² Includes investments in debt securities. This is on the basis of Keppel DC REIT having an economic interest of 99.49% in KDC SGP 7 and 8 and the Land Tenure Lease Extension having not been obtained. Including the Lease Extension Consideration, the AUM will be \$5.3b.

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

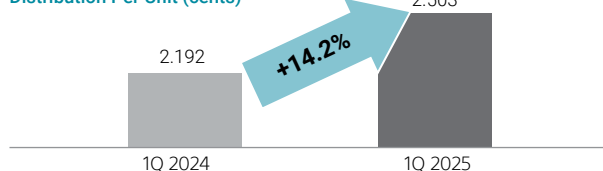
ROBUST FINANCIAL PERFORMANCE

Distribution Income (\$'000)¹



¹ Distributable Income includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis.

Distribution Per Unit (cents)²



² Computed based on distributable income after setting aside Capex Reserves.

PRUDENT CAPITAL MANAGEMENT

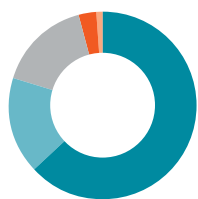
Aggregate Leverage ⁵	30.2%
Average Cost of Debt ⁶	3.1%
Weighted Average Debt Tenor	3.1 years
Weighted Average Hedge Tenor	3.1 years
Interest Coverage Ratio (trailing 12 months)	5.8 times
Borrowings on Fixed Rate	68%

⁵ 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 a land rent option and an extension offer.

⁶ Including amortisation of upfront debt financing costs and excluding lease charges.

DIVERSIFIED GLOBAL CLIENT BASE

Rental Income (By Trade Sector)



Internet Enterprise	63.1%
IT Services	16.9%
Telecoms	15.9%
Financial Services	3.2%
Corporate	0.9%

DYNAMIC PORTFOLIO MANAGEMENT



Portfolio Occupancy

96.5%

Portfolio WALE³

7.1 years

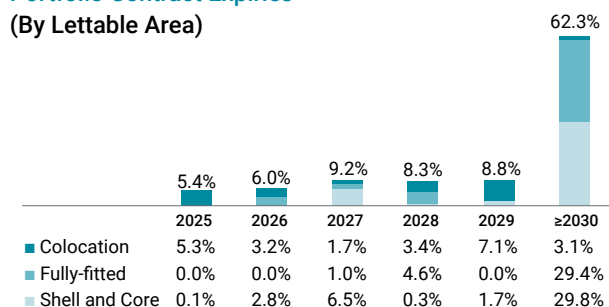
³ By lettable area. WALE by rental income was 4.4 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.

OPTIMAL MIX OF CONTRACT TYPES

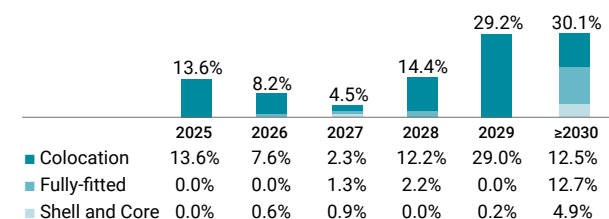
Contract Type	% of Rental Income	WALE ⁴ (years)
Colocation	75.8%	2.9
Fully-fitted	17.1%	9.9
Shell and Core	7.1%	7.2

⁴ By lettable area. 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.

Portfolio Contract Expiries (By Lettable Area)



Portfolio Contract Expiries (By Rental Income)



Advancing Sustainability for Long-term Value

Environmental Stewardship

- **15.5% decrease** in total emissions year-on-year in 2024
- **~12% reduction** in effective power usage effectiveness in 2024 from a 2019 baseline
- **Virtual power purchase agreements** to procure renewable energy for Dublin assets

Responsible Business

- Achieved **Green Star** designation for 2024 GRESB Real Estate Assessment submission
- Inaugural **Green Financing Framework** announced in Feb 2025

People & Community

- **Zero fatalities** and major incidents in 2024
- Achieved **~32 hours of training** on average per employee and **>1,100 hours** in community outreach activities in 2024

Constituent of:



For more information

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investor.relations@keppeldcreit.com

Connect with us on: [in](#)

Accreditations:



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⁸ Keppel DC REIT Management Pte. Ltd., through Keppel Fund Management & Investment, is a signatory to the United Nations-supported Principles for Responsible Investment.