

The logo for Keppel DC REIT, featuring the word "Keppel" in white on a grey background, followed by "DC REIT" in red. The background of the entire slide is a photograph of a server room with rows of server racks, illuminated with blue and green lights. A large, semi-transparent red arrow points from the top right towards the bottom left, crossing the text.

Keppel DC REIT

3Q 2022

Operational Updates

26 Oct 2022

Outline

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Key Highlights

3Q 2022 Key Highlights



Resilient financial and portfolio performance

- Distributable income and DPU for 3Q 2022 increased by 9.0% and 5.0% y-o-y respectively, mainly due to contributions from acquisitions and investment, as well as completed asset enhancement initiatives (AEI)



Minimal impact from rising electricity costs and inflation

- Fixed electricity tariffs for Singapore colocation assets for two years from Jan 2023
- Significantly above 90% of electricity costs passed through to colocation clients, master lease clients contract electricity directly with the power suppliers
- Impact of inflation (including electricity) partially offset by renewals and income escalations



Managing interest rates and forex impact

- Well-spread debt maturity profile, with the bulk of debt expiring from 2026 and beyond
- Interest rate exposures are managed with 74% of loans fixed
- Forecast foreign sourced distributions substantially hedged till end 2023
- Natural hedge strategy helps to mitigate impact of forex volatility on overseas investments



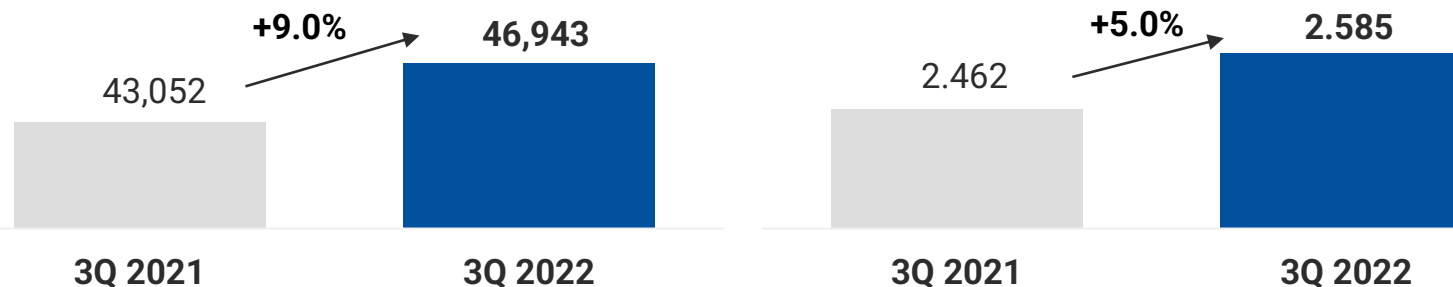
Continued pursuit of growth opportunities

- Continue to pursue opportunities in markets where acquisitions are accretive
- Pursue platform opportunities with underlying assets together with Keppel Group
- Continued geographical diversification for growth and income resilience
- Continue to source for master lease and colocation data centres acquisition opportunities
- Seek ways to optimise portfolio returns

Higher Distributable Income and DPU

Distributable Income (\$'000)¹

Distribution Per Unit (cents)²



3Q 2022 vs 3Q 2021

- Higher distributable income and DPU were mainly due to contributions from the:
 - Acquisitions of Guangdong Data Centre 1, 2 & 3 (Premises)³, London Data Centre and Eindhoven Campus
 - AEIs, renewals and income escalations
 - Completion of Intellicentre 3 East Data Centre
- Increase in gross revenue was partially offset by:
 - Net lower contributions from some of the Singapore colocation assets (facilities expenses including electricity costs & provision relating to DXC⁴)
 - Depreciation of EUR, AUD and GBP against SGD
 - Divestment of iseek Data Centre
- Higher property expenses due to higher property-related expenses at the Dublin assets following AEI completion
- Higher finance income mainly due to interest income from NetCo Bonds and coupon income from Guangdong Data Centre 3

(\$'000)	3Q 2022	3Q 2021	% Change	9M 2022	9M 2021	% Change
Gross Revenue	70,322	69,341	+1.4	205,862	204,488	+0.7
Property Expenses	(6,235)	(5,560)	+12.1	(18,540)	(16,873)	+9.9
Net Property Income	64,087	63,781	+0.5	187,322	187,615	(0.2)
Finance Income	2,416	9	>100	6,536	49	>100
Distributable Income ¹	46,943	43,052	+9.0	138,100	127,308	+8.5
Distribution per Unit (DPU) ² (cents)	2.585	2.462	+5.0	7.634	7.386	+3.4

Portfolio Updates



Stable income stream underpinned by healthy portfolio occupancy and long WALE

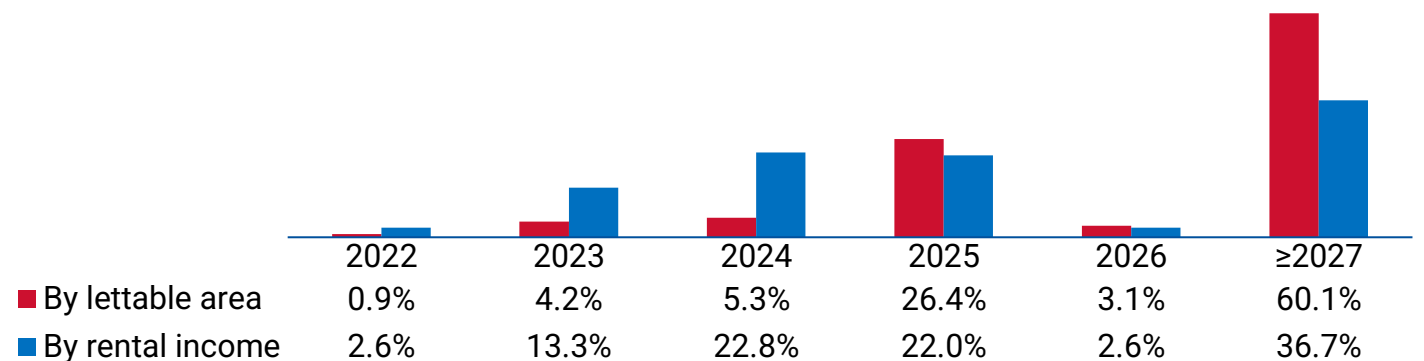
High Portfolio Occupancy
98.6%¹
 as at 30 Sep 2022

Long Portfolio WALE
8.7 years²
 By area

Diversified Portfolio with Well-Spread Lease Expiries

- Strengthened portfolio occupancy and WALE of 98.6%¹ and 8.7 years² respectively from 98.2% and 7.6 years in 1H 2022
- Continued leasing momentum with healthy renewals and expansion by existing clients
- Extended land lease of Keppel DC Singapore 5 from 19 to 28 years remaining
- Built-in income and rental escalations based on Consumer Price Index or similar indexation, or fixed rate mechanisms make up more than half of the portfolio, with the WALE by rental income of contracts with no escalation at approx. 2.4 years
- Significantly above 90% of electricity costs are passed through to colocation clients. Master lease clients contract electricity directly with the power suppliers

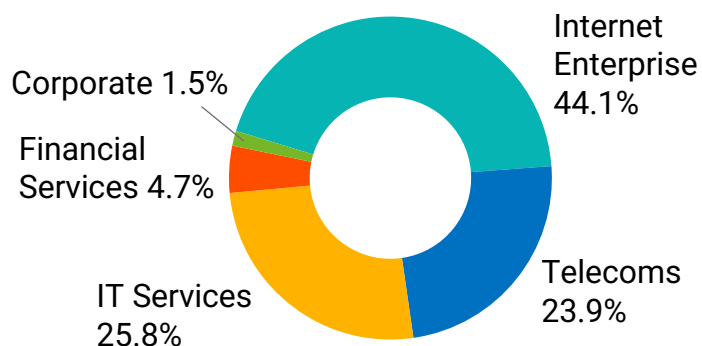
Well-Spread Expiry Profile (as at 30 Sep 2022)



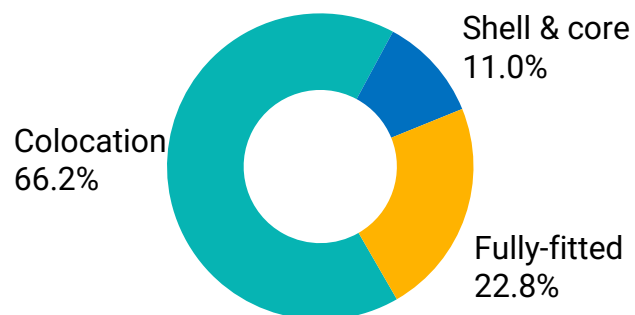
High-quality Global Client Base

- Global clientele with largely investment grade or equivalent credit profiles

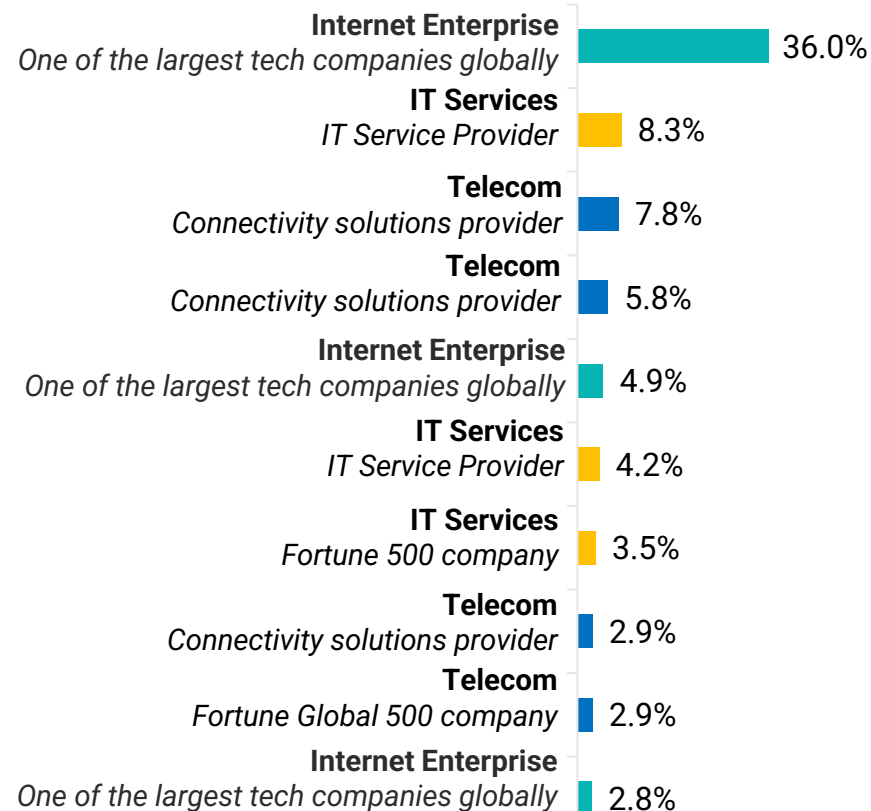
Rental Income by Trade Sector
(for the month of Sep 2022)¹



Rental Income by Type of Contracts
(for the month of Sep 2022)¹



Top 10 Clients
(for the month of Sep 2022)¹



Contract Type	Client Count	WALE ² (years)	Ownership of Data Centre Components		
			M&E Equipment	Facility Management	Servers & Racks
Colocation	Multi	2.6	✓	✓	-
Fully-fitted	Single	12.4	✓	-	-
Shell & core	Single	8.4	-	-	-

Continued Demand for Quality Data Centers



- World's data needs continue to grow exponentially, albeit growth in key data centre hubs may be limited by power and land availability¹



- Asia Pacific is set to become the world's largest data centre region over the next decade, fuelled by demand from hyperscalers and governments²



- 1H 2022 data centre demand in Europe (Frankfurt, London, Amsterdam, Paris, Dublin) has surpassed 2021 total, underpinned by hyperscaler demand³



- Tightening government regulations around sustainability leads to limits on new data centre supply whilst regulations on data privacy and national sovereignty creates more demand for data centres¹



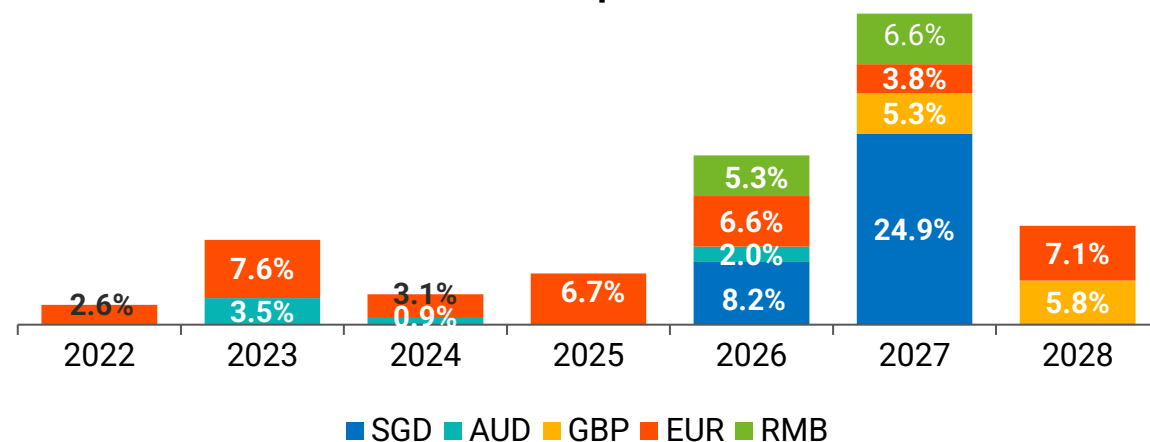
Gore Hill Data Centre,
Australia

Capital Management

Prudent Capital Management

- Aggregate leverage remains healthy, q-o-q increase was mainly due to the financing of acquisition of Guangdong Data Centre 2 and the premises of Guangdong Data Centre 3¹
- Obtained credit facilities for RMB 480m and EUR 30m for 5 years

Debt Maturity Profile
as at 30 Sep 2022



	As at 30 Sep 2022	Change from 30 Jun 2022
Available Facilities	~\$443.6m of undrawn credit facilities	-\$93.8m
Aggregate Leverage²	37.5%	+220 bps
Average Cost of Debt³	2.0% (YTD) 2.3% (3Q 2022)	+10 bps n.a.
Weighted Average Debt Tenor	3.9 years	-0.2 years
Weighted Average Hedge Tenor	3.5 years	-0.1 years
Interest Coverage Ratio (ICR)	8.5 times	-0.7 times

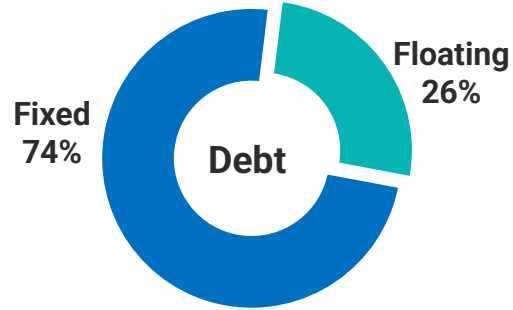
1. Comprising only the shell and core of Guangdong Data Centre 3.

2. 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. As at 30 Sep 2022, the deposited properties was \$3,928.8m (31 Dec 2021: \$3,725.0m).

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

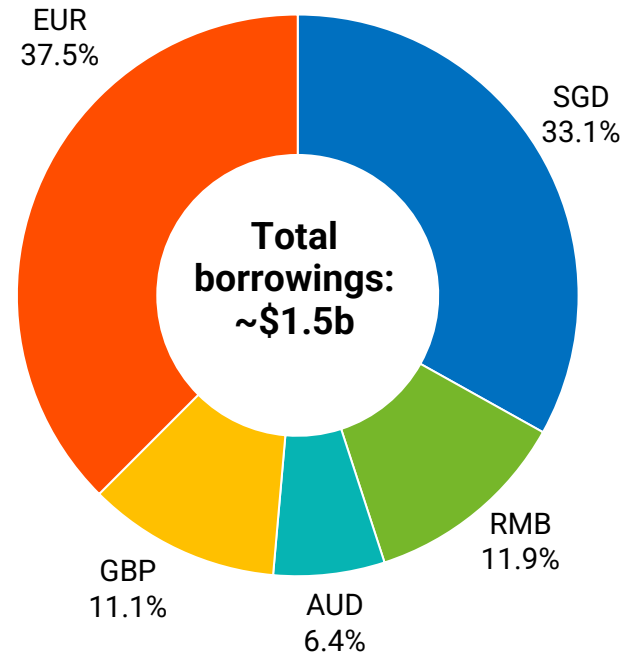
Management of Interest Rates and Forex

Majority of loans hedged through floating-to-fixed interest rate swaps

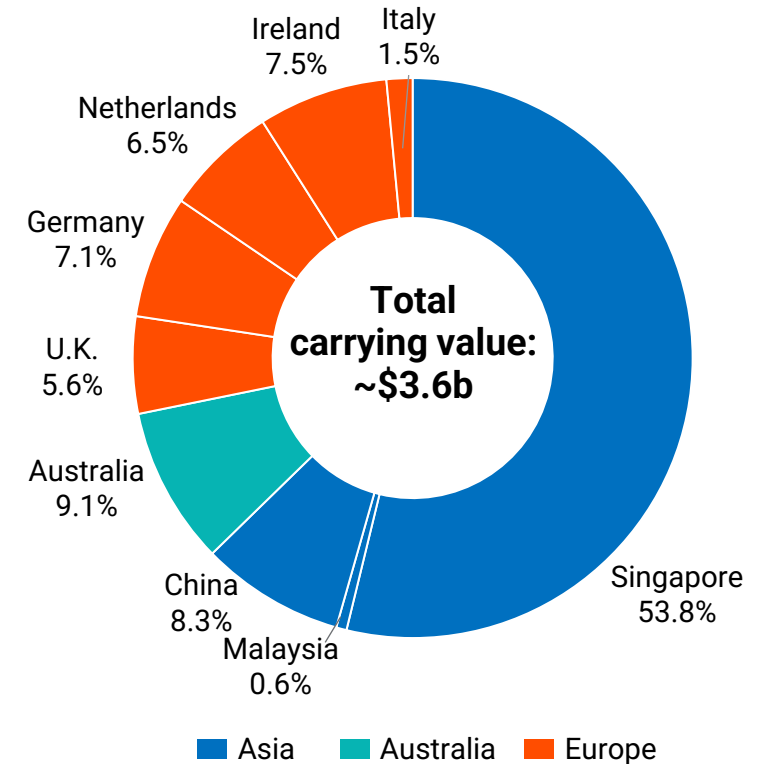


- With the 74% hedge in place, a 100bps rise in the interest rates would only affect the remaining 26% unhedged borrowings. A 100bps increase would have an approximately ~2.1%¹ impact to 3Q 2022's DPU on a pro forma basis
- Substantially hedged forecast foreign-sourced distributions till end 2023 with foreign currency forward contracts
- Adopted natural hedging by borrowing in currencies that match the corresponding investments

Debt currency breakdown (as at 30 Sep 2022)



Investment properties breakdown² (as at 30 Sep 2022)



Healthy Balance Sheet

(\$'000)	As at 30 Sep 2022	As at 31 Dec 2021	+/(-) %
Unitholders' Funds	2,306,444	2,293,247	+0.6
Units in Issue ('000)	1,718,158	1,715,512	+0.2
Net Asset Value (NAV) per Unit (\$)	1.34	1.34	Nm
Unit Price (Closing price of last trading day) (\$)	1.70	2.47	(31.2)
Premium to NAV (%)	+26.9	+84.3	(57.4pp)

Thank You

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.

Prospective investors and unitholders of Keppel DC REIT (“Unitholders”) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the “Manager”) on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this presentation. None of the Manager, the trustee of Keppel DC REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel DC REIT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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Additional Information

Portfolio Overview (as at 30 Sep 2022)

	Interest	Attributable lettable area (sq ft)	No. of Clients ¹	Occupancy rate (%)	Valuation ²	Lease type	WALE (years) ³	Land lease title	Land lease remaining (years)
Asia Pacific									
Keppel DC Singapore 1, Singapore	100%	109,721	24	92.6 ⁴	S\$336.0m	Keppel lease / Colocation	2.3	Leasehold (Expiring 30 Sep 2025, with option to extend by 30 years)	33.0 ⁸
Keppel DC Singapore 2, Singapore	100%	38,480	5	98.2	S\$183.0m	Keppel lease / Colocation	2.1	Leasehold (Expiring 31 Jul 2051)	28.8
Keppel DC Singapore 3, Singapore	90%	49,433	2	100.0	S\$280.8m	Keppel lease / Colocation	2.1	Leasehold (Expiring 31 Jan 2052)	29.3
Keppel DC Singapore 4, Singapore	99%	83,698	6	95.7	S\$421.7m	Keppel lease / Colocation	2.6	Leasehold (Expiring 30 Jun 2050)	27.8
Keppel DC Singapore 5, Singapore	99%	92,889	3	100.0	S\$356.4m	Keppel lease / Colocation	1.8	Leasehold (Expiring 31 Aug 2050)	27.9
DC1, Singapore	100%	213,815	1	100.0	S\$273.0m	Triple-net (Fully-fitted)	13.5	Leasehold (Expiring 31 Jul 2044)	21.8
Basis Bay Data Centre, Cyberjaya, Malaysia	99%	48,193	1	40.2	MYR 67.3m (S\$21.9m)	Colocation	4.2	Freehold	-
Gore Hill Data Centre, Sydney, Australia	100%	90,955	3	100.0	A\$230.0m (S\$224.1m)	Triple-net (Shell & core) / Colocation	3.3	Freehold	-
Intellcentre Campus, Sydney, Australia	100%	235,527 ⁵	1	100.0	A\$105.0m (S\$102.3m)	Triple-net (Shell & core)	18.8	Freehold	-
Guangdong Data Centre 1, Guangdong Province, China	100%	221,689	1	100.0	RMB690.0m (S\$148.0m)	Triple-net (Fully-fitted)	14.2	Leasehold (Expiring 17 Jan 2067)	44.3
Guangdong Data Centre 2, Guangdong Province, China	100%	218,615	1	100.0	RMB698.0m ⁶ (S\$150.2m)	Triple-net (Fully-fitted)	14.9	Leasehold (Expiring 17 Jan 2067)	44.3
Guangdong Data Centre 3, Guangdong Province, China	100%	221,847	1	100.0	RMB64.2m ⁷ (S\$13.8m)	Triple-net (Shell & core)	14.9	Leasehold (Expiring 17 Jan 2067)	44.3

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

2. Based on latest respective independent valuations and respective ownership interests as at 31 Dec 2021, unless otherwise stated.

3. By area.

4. Not adjusted for the ongoing litigation with DXC Technology Services Singapore Pte. Ltd. as the existing contract at Keppel DC Singapore 1 is still in place and effective.

5. Lettable area updated post floor area measurement.

6. Based on latest independent valuations as at 1 June 2022 & exchange rate of RMB 1.00 = S\$0.2152 as at 31 March 2022.

7. Based on purchase consideration for shell & core premises (VAT exclusive) & exchange rate of RMB 1.00 = S\$0.2152 as at 31 March 2022.

8. Including 30 years option term.

Portfolio Overview (as at 30 Sep 2022)

	Interest	Attributable lettable area (sq ft)	No. of clients ¹	Occupancy rate (%)	Valuation ²	Lease type	WALE (years) ³	Land lease title	Land lease remaining (years)
Europe									
London Data Centre, London, United Kingdom	100%	94,867	1	100.0	£57.0m ⁴ (S\$104.0m)	Triple-net (Shell & core)	16.7	Freehold	-
Cardiff Data Centre, Cardiff, United Kingdom	100%	79,439	1	100.0	£26.0m (S\$47.4m)	Triple-net (Shell & core)	8.7	Freehold	-
GV7 Data Centre, London, United Kingdom	100%	24,972	1	100.0	£36.0m (S\$65.7m)	Triple-net (Fully-fitted)	4.4	Leasehold (Expiring 28 Sep 2183)	161.0
Almere Data Centre, Almere, The Netherlands	100%	118,403	1	100.0	€100.0m (S\$155.3m)	Double-net (Fully-fitted)	5.9	Freehold	-
Amsterdam Data Centre, Amsterdam, The Netherlands	100%	141,698	10	99.7	€29.0m (S\$45.0m)	Double-net (Shell & core)	2.8	Freehold	-
Eindhoven Campus, Eindhoven, The Netherlands	100%	83,841	3	100.0	€37.0m (S\$57.4m)	Double-net (Shell & core)	5.5	Freehold	-
Keppel DC Dublin 1, Dublin, Ireland	100%	66,124	24	98.1	€97.0m (S\$150.6m)	Colocation	3.3	Leasehold (Expiring 31 Dec 2998)	976.3
Keppel DC Dublin 2, Dublin, Ireland	100%	28,128	4	100.0	€91.0m (S\$141.3m)	Colocation	6.2	Leasehold (Expiring 31 Dec 2997)	975.3
Milan Data Centre, Milan, Italy	100%	165,389	1	100.0	€39.0m (S\$60.5m)	Double-net (Shell & core)	5.3	Freehold	-
maincubes Data Centre, Offenbach am Main, Germany	100%	97,043	1	100.0	€100.0m (S\$155.3m)	Triple-net (Fully-fitted)	10.5	Freehold	-
Kelsterbach Data Centre, Offenbach am Main, Germany	100%	540,869	1	100.0	€80.0m (S\$124.2m)	Triple-net (Shell & core)	3.3	Freehold	-

Overview of Contractual Arrangements

Asia Pacific	Contractual Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Keppel DC Singapore 1	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 2	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 3	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 4	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 5	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
DC1	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent, responsible for facilities management and all outgoings except insurance for the shell of the building, 	-	✓	-	-
Basis Bay Data Centre	Colocation ²	<ul style="list-style-type: none"> Client: Pays rent; responsible for facilities management Owner: Bears pre-agreed facilities management amount, insurance and property tax 	✓	✓	✓	✓
Gore Hill Data Centre (for one client)	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings; responsible for facilities management in their space 	-	-	-	-
Gore Hill Data Centre (for two clients)	Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Intellicentre Campus	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings; responsible for facilities management 	-	-	-	-
Guangdong Data Centre 1	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings except real estate tax where the lessee shall bear up to a certain threshold; responsible for facilities management 	✓	-	-	-
Guangdong Data Centre 2	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings except real estate tax where the lessee shall bear up to a certain threshold; responsible for facilities management 	✓	-	-	-
Guangdong Data Centre 3	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings except real estate tax where the lessee shall bear up to a certain threshold; responsible for facilities management 	✓	-	-	-

Overview of Contractual Arrangements

Europe	Contractual Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
London Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Cardiff Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
GV7 Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Almere Data Centre	Double-net lease	■ Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management	✓	✓	-	-
Amsterdam Data Centre	Double-net lease	■ DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space	✓	✓	-	-
Eindhoven Campus	Double-net lease	■ DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space	✓	✓	-	-
Keppel DC Dublin 1	Colocation ^{1,2}	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Dublin 2	Colocation ^{1,2}	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Milan Data Centre	Double-net lease	■ Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management	✓	✓	-	-
maincubes Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Kelsterbach Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-

Focused on Growing Data Centre Portfolio

Keppel DC REIT

Assets under Management

\$3.6b¹

23 data centres across 9 countries
as at 30 Sep 2022

AUM Breakdown (as at 30 Sep 2022) ²			
Asia Pacific	72.1%	Europe	27.9%
Singapore	54.4%	Ireland	7.4%
Australia	8.9%	Germany	7.0%
China	8.2%	Netherlands	6.4%
Malaysia	0.6%	UK	5.6%
		Italy	1.5%

Potential Data Centre Assets for Acquisitions

>\$2b

Data centre assets under development and management through Keppel T&T³, and Keppel's private data centre funds

- KEPPEL'S ASSETS**
- AUSTRALIA
 - CHINA
 - INDONESIA
 - SINGAPORE
 - THE NETHERLANDS



1. The acquisition of the shell and core of Guangdong Data Centre 3 was completed in Aug 2022 and is expected to be fully-fitted by the third quarter of 2023.
2. Includes investment in debt securities and preference shares issued by NetCo. This investment is excluded from the rental income breakdown by trade sector and rental income by type of contracts as it is not a real estate investment.
3. Keppel T&T has granted the Rights of First Refusal (ROFR) to Keppel DC REIT for future acquisition opportunities of its data centre assets.

Commitment to ESG Excellence

Environmental Stewardship



- Signatory of the **Climate Neutral Data Centre Pact** in Europe
- Renewable electricity procured for all our Dublin assets
- Our assets have either/or a combination of **sustainability awards, accreditations and certifications**
- Attained Green Star for inaugural GRESB submission



Responsible Business



- Dedicated **Board ESG Committee**
 - To develop and articulate ESG strategy
 - Provide oversight of sustainability initiatives across business operations
 - Review the implementation and integration of the ESG Framework
- Achieved above satisfactory score for **annual customer satisfaction survey**
- **MSCI ESG RATINGS**  ¹

CCC	B	BB	BBB	A	AA	AAA
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- **>800** engagements with analysts and institutional investors in 2021

People & Community



- Dedicated **>630 community hours** in 2021, in conjunction with Keppel Capital

ESG Targets and Commitments



Environmental Stewardship



Align reporting with the recommendations of the **Taskforce on Climate-related Financial Disclosures (TCFD)**



Achieve a **50% reduction for Scope 1 and Scope 2 emissions** by 2030, from 2019



Introduce **renewable energy¹ (RE)** to **≥ 50% of colocation assets** by 2030



Achieve **≥ 10% reduction in effective Power Usage Effectiveness (PUE)** for colocation assets that undergo major asset enhancement² works, by 2025 from 2019



Responsible Business



Obtain and maintain green certification for all Singapore colocation assets by 2025 and obtain **green certification for all colocation assets** by 2030



Achieve an **above satisfactory score for Annual Customer Satisfaction Survey³**



Zero client dissatisfaction over physical security of all colocation properties in the Annual Customer Satisfaction Survey



Uphold **strong corporate governance, robust risk management**, as well as **timely and transparent stakeholder communications**



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



People & Community



Engage with local communities and contribute to Keppel Capital's target of **>500 hours of staff volunteerism** in 2022



≥ 25% female representation on the Board by 2025



Provide a safe and healthy environment for all stakeholders, adopting the **Keppel Zero Fatality Strategy**



Achieve on average at least **20 training hours** per employee in 2022



Achieve **≥ 75% in employee engagement score** in 2022

Diversified global portfolio with strong Asia Pacific presence

Well-Positioned for Growth

The Manager will continue to capitalise on growth opportunities in the data centre industry, and strengthen Keppel DC REIT's global presence.

Creating Long-term Stakeholder Value



Diversified global portfolio with a strong Asia Pacific presence

- Strong operational expertise and proven growth track record
- Proactive asset management to optimise portfolio returns
- Large and stable client base



Focused and disciplined investment strategy

- Global mandate to invest in data centres, and real estate and assets necessary to support the digital economy
- Over \$2b worth of data centre assets under development and management through our sponsor, Keppel T&T¹, and Keppel's private data centre funds



Ongoing commitment to sustainability

- Align reporting with TCFD recommendations
- Progressively reduce carbon emissions and utilise renewable energy, where available
- Ensure strong corporate governance
- Nurture our people and the local communities

1. Keppel T&T has granted the Rights of First Refusal (ROFR) to Keppel DC REIT for future acquisition opportunities of its data centre assets.

Keppel DC REIT Structure as (at 30 Sep 2022)

