Keppel REIT

# Half Year 2024 Financial Results

30 July 2024

# Outline



## Constituent of:

FTSE ST Large & Mid Cap Index

FTSE4GOOD Developed & FTSE4GOOD ASEAN 5 Index

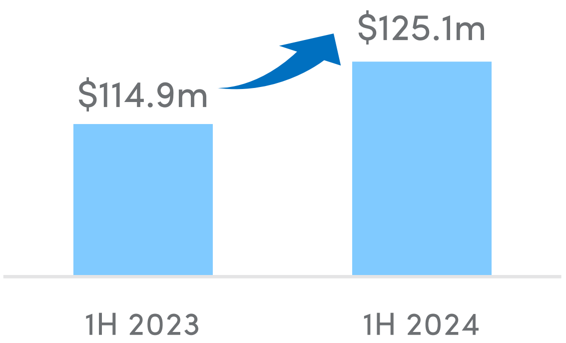
FTSE EPRA Nareit Global Developed Index

GPR 250 Index Series

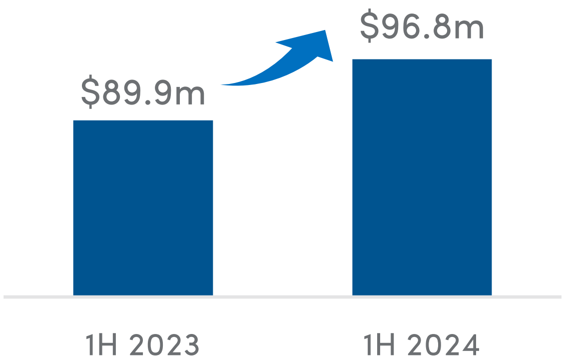
MSCI Singapore Small Cap Index

# 1H 2024 Key Highlights

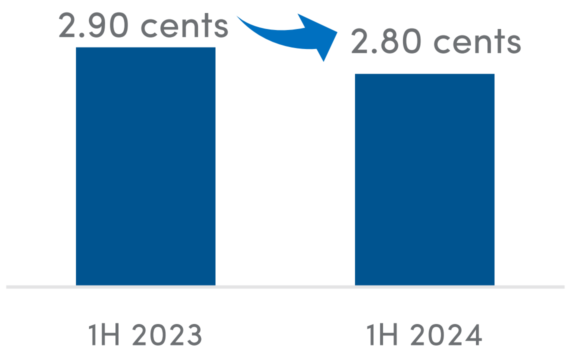
## Property Income
**$125.1m**
+8.9% y-o-y




## Net Property Income
**$96.8m**
+7.7% y-o-y




## Distribution Per Unit
**2.80 cents**
(3.4%) y-o-y




## Aggregate Leverage
**41.3%**
As at 30 Jun 2024

## All-in interest rate
**3.31% p.a.**
In 1H 2024

## Borrowings on Fixed Rates
**65%**
As at 30 Jun 2024

# 1H 2024 Key Highlights

**Higher Portfolio Committed Occupancy**

**97.0%**

As at 30 Jun 2024

**Long Portfolio WALE**

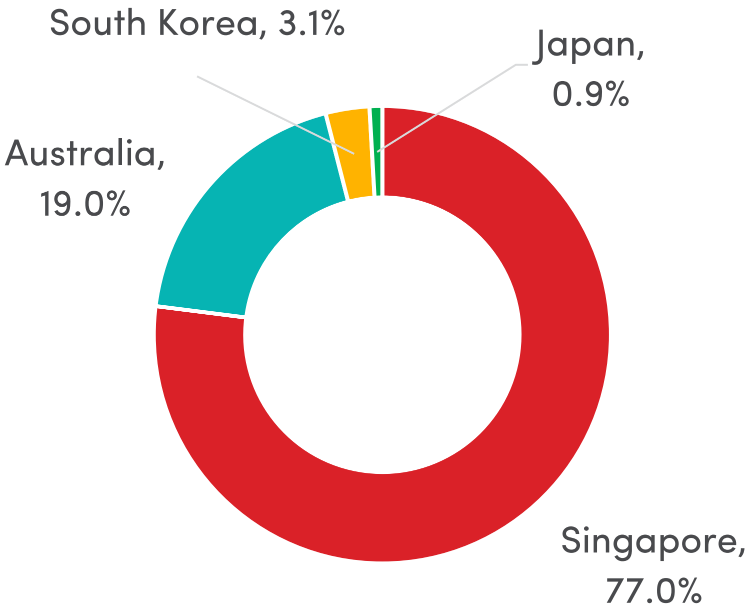
**4.6 years[1]**

Top 10 tenants' WALE at 8.3 years[1]

As at 30 Jun 2024

**Portfolio Value**

**$9.6b**




**Proactive Leasing Strategy**

**~546,300 sf**

Leases Committed

In 1H 2024

**Robust Rental Reversion**

**9.3%**

In 1H 2024

1. *Based on attributable committed gross rent. Please refer to Additional Information for breakdown by attributable committed NLA. Portfolio and top 10 tenants' WALE based on committed NLA were 5.3 years and 9.3 years respectively as at 30 Jun 2024.*

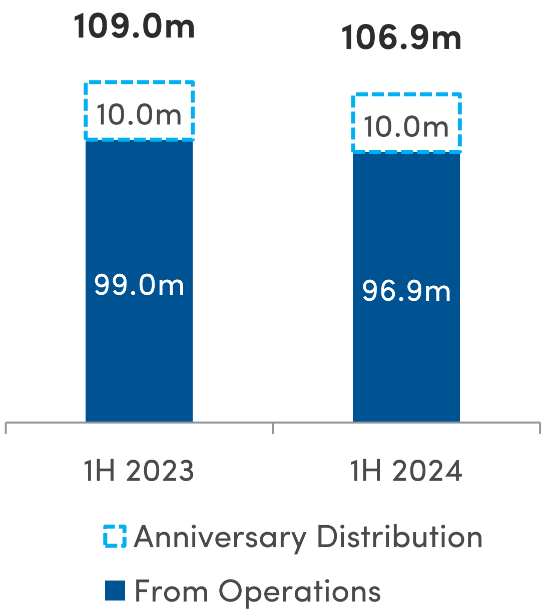
# Financial Results

Marina Bay Financial Centre,
Singapore

# Higher Property Income and NPI Driven by Robust Operational Performance and Contributions from 2 Blue Street and 255 George Street

- Property Income increased 8.9% year-on-year due mainly to higher occupancy of Ocean Financial Centre and KR Ginza II, as well as contributions from 2 Blue Street and newly acquired 255 George Street
- Distributable Income and DPU decreased 1.9% and 3.4% year-on-year respectively due mainly to higher borrowing costs

**Distributable Income ($)**




| | 1H 2024 | 1H 2023 | +/(-) |
|---|---|---|---|
| Property Income[(1)] | $125.1m | $114.9m | 8.9% |
| Net Property Income (NPI) | $96.8m | $89.9m | 7.7% |
| NPI Attributable to Unitholders | $87.2m | $80.8m | 8.0% |
| Share of Results of Associates[(2)] | $43.4m | $40.3m | 7.8% |
| Share of Results of Joint Ventures[(3)] | $11.5m | $11.9m | (3.5%) |
| Borrowing Costs | ($41.3m) | ($31.8m) | 29.8% |
| Distributable Income from Operations | $96.9m | $99.0m | (2.1%) |
| Anniversary Distribution[(4)] | $10.0m | $10.0m | - |
| Distributable Income Including Anniversary Distribution | $106.9m | $109.0m | (1.9%) |
| DPU (cents) | 2.80 | 2.90 | (3.4%) |

(1) *Relates to income from directly-held properties including Ocean Financial Centre, 50% interest in 8 Exhibition Street office building and 100% interest in the three adjacent retail units, 50% interest in Victoria Police Centre, Pinnacle Office Park, 2 Blue Street, T Tower, Keppel Bay Tower, KR Ginza II and 50% interest in 255 George Street which was acquired on 9 May 2024. Building D of Pinnacle Office Park ceased income contribution (<1% of total property income) from 2Q 2024 and will be undergoing AEI.*

(2) *Relates to Keppel REIT's one-third interests in One Raffles Quay and Marina Bay Financial Centre. The increase is due mainly to higher rentals and occupancy, offset partially by higher borrowing costs and property expenses.*

(3) *Relates to Keppel REIT's 50% interests in 8 Chifley Square and David Malcolm Justice Centre.*

(4) *Keppel REIT announced on 25 Oct 2022 that it will distribute a total of $100 million of Anniversary Distribution over a 5-year period. $20 million will be distributed annually with such distribution to be made semi-annually.*

# Distribution Timetable

| 1H 2024 Distribution Timetable | |
|---|---|
| Distribution Period | **1 Jan to 30 Jun 2024** |
| Distribution per Unit | **2.80 cents** |
| Ex-Date | **6 Aug 2024** |
| Record Date | **7 Aug 2024** |
| Payment Date | **13 Sep 2024** |

# Healthy Balance Sheet

| | As at 30 Jun 2024 | As at 31 Dec 2023 | +/(-) |
|---|---|---|---|
| Deposited Property[(1)] | $9,733m | $9,421m | 3.3% |
| Total Assets | $8,580m | $8,259m | 3.9% |
| Borrowings[(2)] | $4,024m | $3,664m | 9.8% |
| Total Liabilities | $2,873m | $2,508m | 14.5% |
| Unitholders' Funds | $4,959m | $5,005m | (0.9%) |
| Adjusted NAV per Unit[(3)] | $1.27 | $1.29 | (1.6%) |

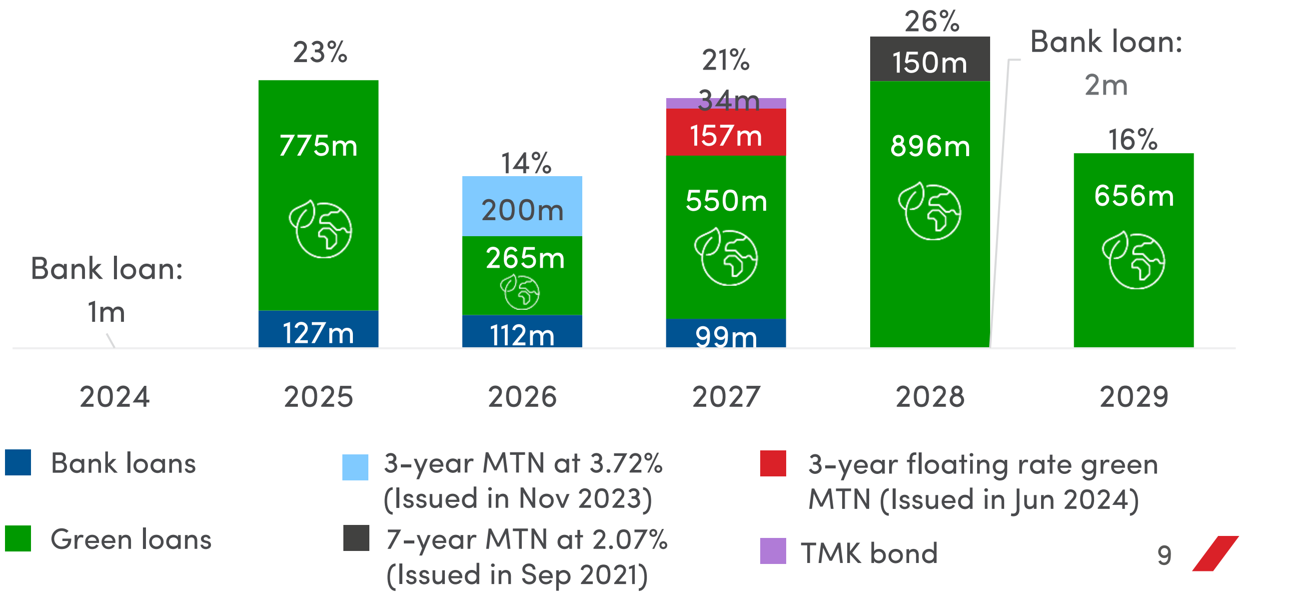
(1) *Includes interests in associates and joint ventures.*
(2) *Includes borrowings accounted for at the level of associates and excludes the unamortised portion of upfront fees of borrowings.*
(3) *Adjusted NAV per Unit as at 30 Jun 2024 excludes the 1H 2024 distribution to be paid in Sep 2024. Adjusted NAV per Unit as at 31 Dec 2023 excluded the 2H 2023 distribution paid in Mar 2024.*

# Proactive Capital Management

- Aggregate leverage at 41.3% with 65% of borrowings on fixed rates
- AUD, KRW and JPY denominated loans formed ~18%, ~3% and ~2% of total portfolio borrowings(1) respectively
- Established Green Financing Framework which was assigned a Sustainability Quality Score of SQS2 (Very good) by Moody's Investors Service
- Issued A$175m of floating rate green notes due in 2027 and increased sustainability-focused funding to 82% of total borrowings(1)

| As at 30 Jun 2024 | |
|---|---|
| Interest Coverage Ratio(2) | 3.1x |
| Adjusted Interest Coverage Ratio(3) | 2.8x |
| All-in Interest Rate | 3.31% p.a. |
| Aggregate Leverage | 41.3% |
| Weighted Average Term to Maturity | 3.0 years |
| Borrowings on Fixed Rates | 65% |
| Sensitivity to Interest Rates(4) | +/-25 bps = ~0.09 cents decrease/increase in DPU p.a. |

**Debt Maturity Profile**
(As at 30 Jun 2024)




*(1) This includes Keppel REIT's share of external borrowings accounted for at the level of associates.*
*(2) Defined as trailing 12 months earnings before interest, tax, depreciation and amortisation (EBITDA) (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), over trailing 12 months interest expense and borrowing-related fees.*
*(3) Defined as trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), over trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities.*
*(4) Refers to changes to SORA, BBSW and CD (91 day) for applicable loans on floating rates.*

# Portfolio Review


255 George Street,
Sydney

# Diversified Portfolio of Prime Commercial Assets in Asia Pacific

**$9.6b** portfolio of prime quality assets anchored across different markets enhance **income stability and long-term growth opportunities**

**South Korea**
3.1%


T Tower, Seoul
99.4% Interest
Occ: 100.0%

**Japan**
0.9%


KR Ginza II, Tokyo
98.5% Interest
Occ: 100.0%

**Australia**
19.0%


8 Chifley Square, Sydney
50% Interest
Occ: 100.0%


255 George Street, Sydney
50% Interest
Occ: 93.0%


Pinnacle Office Park, Sydney
100% Interest
Occ: 92.0%


2 Blue Street, Sydney
100% Interest
Occ: 77.7%[1]


8 Exhibition Street, Melbourne
50% Interest
Occ: 89.3%


Victoria Police Centre, Melbourne
50% Interest
Occ: 100.0%


David Malcolm Justice Centre, Perth
50% Interest
Occ: 100.0%

**Singapore**
77.0%


Ocean Financial Centre
79.9% Interest
Occ: 100.0%


Marina Bay Financial Centre
33.3% Interest
Occ: 98.3%

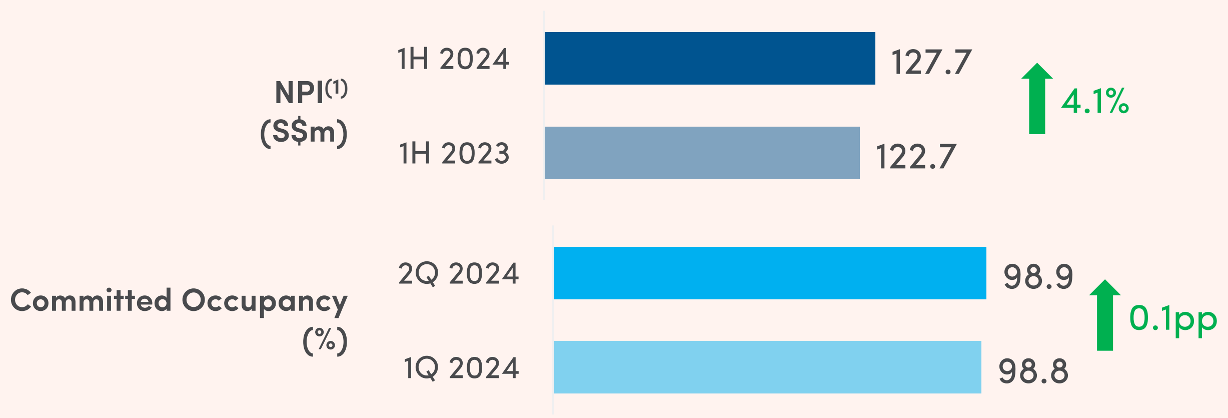

One Raffles Quay
33.3% Interest
Occ: 99.4%


Keppel Bay Tower
100% Interest
Occ: 97.7%

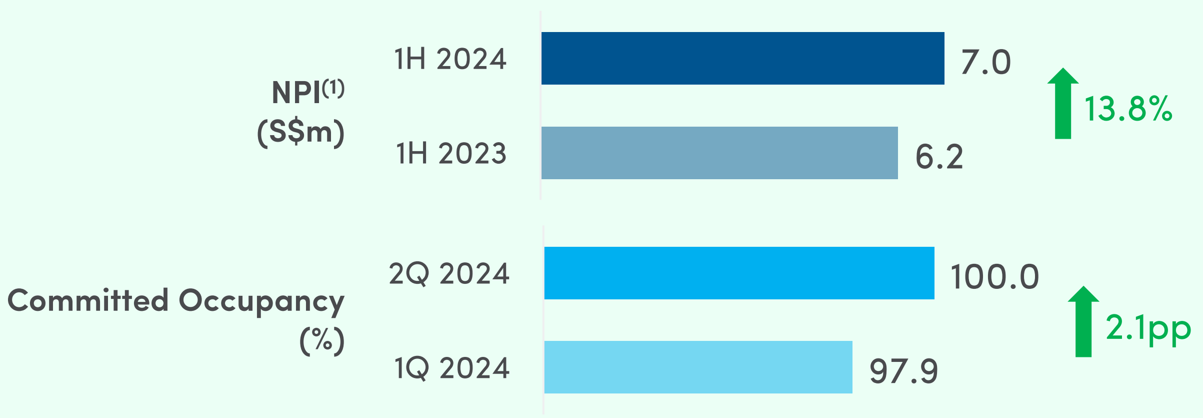
*Note: Information as at 30 Jun 2024.*
1. *2 Blue Street achieved practical completion on 3 Apr 2023 and is receiving rental support on unlet space for a period of up to three years from the practical completion date.*

# Performance Breakdown by Geography

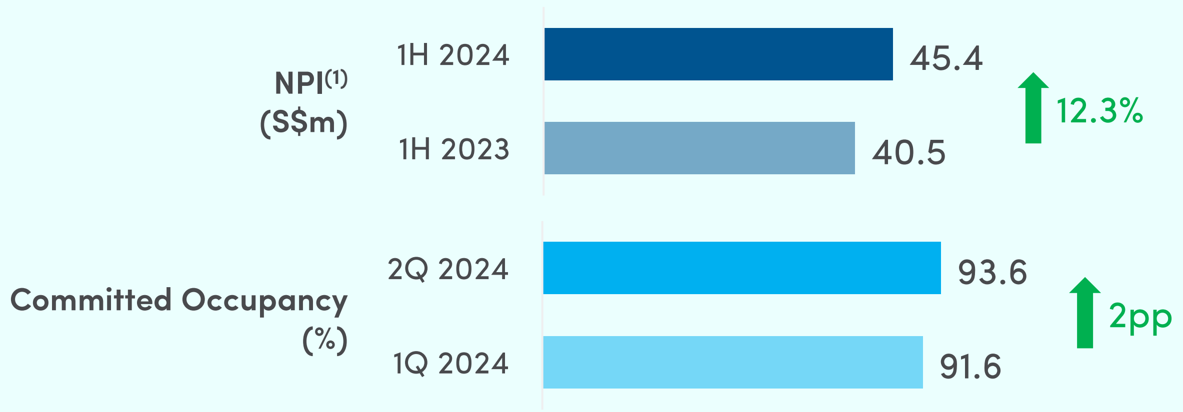
## Singapore Portfolio




## North Asia Portfolio




## Australia Portfolio




## Performance Commentary:

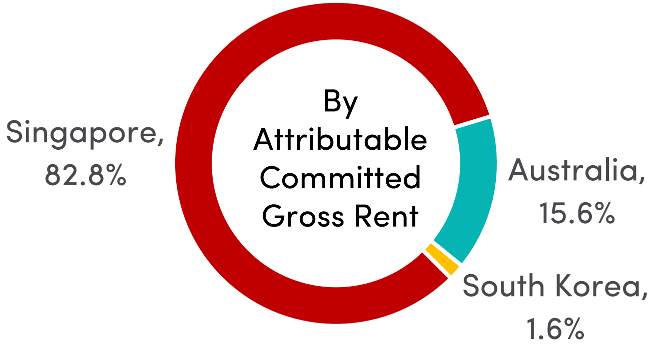
- Singapore: Better performance contributed by higher rentals and occupancy.
- Australia: Higher NPI due to contributions from 2 Blue Street[2] and newly acquired 255 George Street, offset partially by a stronger SGD.
- North Asia: Higher NPI contributed mainly by KR Ginza II. Both KR Ginza and T Tower achieved 100% committed occupancy as at 2Q 2024.

1. *Net property income attributable to unitholders, including rental support, as well as Keppel REIT's attributable share of net property income of associates and joint ventures.*
2. *Achieved practical completion on 3 Apr 2023.*

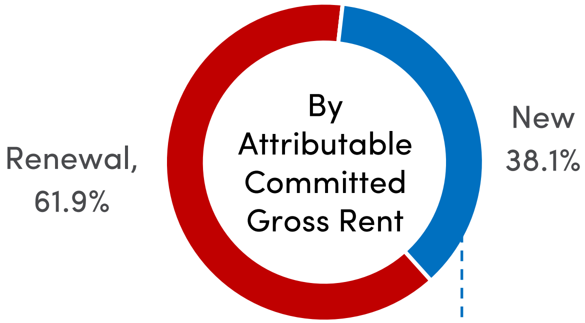
# 1H 2024 Portfolio Performance

## (By Attributable Committed Gross Rent)

### Leases Committed by Geography




### Leases Committed by Type




**Total Leases Committed**

**~546,300 sf**

(Attributable ~264,000 sf)

**Rental Reversion**

**+9.3%**

**Retention Rate**

**64.0%**

**New leasing demand and expansions from:**

| | |
|---|---|
| Banking, Insurance and Financial Services | 23.2% |
| Technology, Media and Telecommunications | 22.8% |
| Legal | 21.4% |
| Accounting & Consultancy Services | 12.2% |
| Manufacturing and Distribution | 9.4% |
| Government Agency | 3.8% |
| Energy, Natural Resources, Shipping and Marine | 3.5% |
| Retail and F&B | 3.2% |
| Real Estate & Property Services | 0.5% |
| **Total** | **100%** |

**As at 30 Jun 2024:**

**97.0%**

**Portfolio committed occupancy**

**8.3 years**

**Top 10 tenants' WALE**

**4.6 years**

**Portfolio WALE**

- Singapore portfolio: 2.3 years
- Australia portfolio: 10.7 years
- South Korea portfolio: 3.8 years
- Japan portfolio: 2.2 years

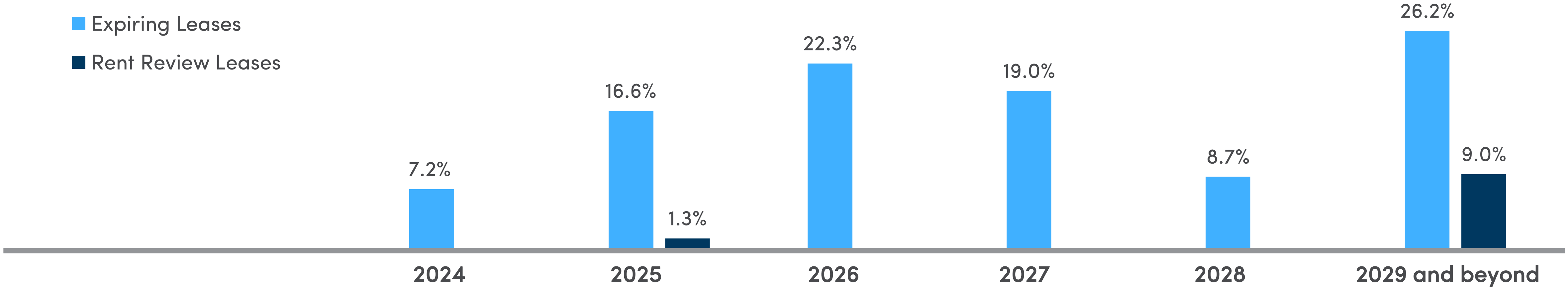


*Note: Please refer to Additional Information for breakdown by attributable committed NLA.*

# Well-Spread Lease Expiry Profile

- Average signing rent for Singapore office leases[1] concluded in 1H 2024 was **$12.63 psf pm**, supported by healthy demand from diverse sectors for prime office space
- Average expiring rents of Singapore office leases[2] (psf pm): **$10.77** in 2024, **$11.12** in 2025 and **$11.99** in 2026

<ins>**Lease Expiries and Rent Reviews as at 30 Jun 2024**</ins>
<ins>(Based on Attributable Committed Gross Rent)</ins>




| **Lease Expiries and Rent Reviews** (Based on Attributable Committed NLA) | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 and beyond |
|---|---|---|---|---|---|---|
| Expiring leases | 6.2% | 14.2% | 24.1% | 17.5% | 7.5% | 27.5% |
| Rent review leases | - | 1.1% | - | - | - | 12.1% |

(1) *Weighted average for Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.*
(2) *Weighted average based on attributable NLA of office lease expiries and rent reviews in Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.*

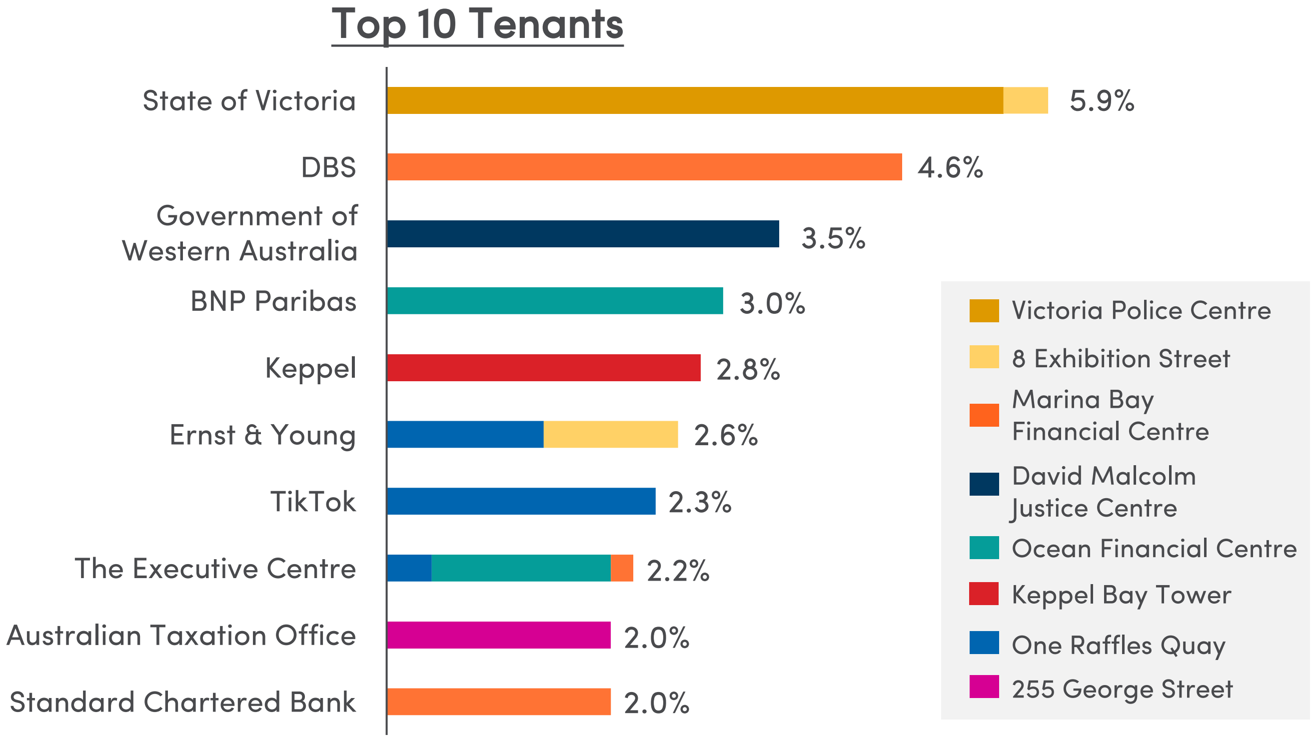
# Established and Diversified Tenant Base

## (By Attributable Gross Rent)

- Keppel REIT has a diversified tenant base of 485[(1)] tenants, many of which are established blue-chip corporations

| Tenant Business Sector | % |
|---|---|
| Banking, insurance and financial services | 35.3% |
| Technology, media and telecommunications | 13.7% |
| Government agency | 13.6% |
| Energy, natural resources, shipping and marine | 8.0% |
| Manufacturing and distribution | 7.1% |
| Legal | 6.7% |
| Real estate and property services | 5.9% |
| Accounting and consultancy services | 5.0% |
| Retail and F&B | 1.9% |
| Services | 1.8% |
| Others | 1.0% |
| Total | 100.0% |

- Top 10 tenants contribute 30.9% of committed attributable gross rent




*Note: Please refer to Additional Information for breakdown by attributable committed NLA.*
*(1) Tenants with multiple leases were accounted as one tenant.*

# Singapore Portfolio Valuations (As at 30 June 2024)

| Valuation based on attributable interest | 31 Dec 2023 | 30 Jun 2024 | Variance S$ | Variance % | 30 Jun 2024 | Cap Rate (%) |
|---|---|---|---|---|---|---|
| Ocean Financial Centre (79.9% interest) | S$2,149.3m | S$2,154.9m | S$5.6m | 0.3% | S$3,090 psf | 3.40 |
| Marina Bay Financial Centre (33.3% interest) | **Towers 1 & 2, and MBLM[(1)]:** S$1,793.0m | S$1,794.0m | S$1.0m | 0.1% | S$3,128 psf | 3.30 |
| | **Tower 3:** S$1,349.0m | S$1,365.0m | S$16.0m | 1.2% | S$3,071 psf | 3.25 |
| One Raffles Quay (33.3% interest) | S$1,306.7m | S$1,313.3m | S$6.6m | 0.5% | S$2,971 psf | 3.15 |
| Keppel Bay Tower (100% interest) | S$715.0m | S$730.0m | S$15.0m | 2.1% | S$1,890 psf | 3.55 |
| **Singapore Portfolio** | **S$7,313.0m** | **S$7,357.2m** | **S$44.2m** | **0.6%** | | |

*(1) Refers to Marina Bay Link Mall.*

# Australia Portfolio Valuations (As at 30 June 2024)

| Valuation based on attributable interest | Local Currency (A$) | | Variance | | S$ | | Variance | | 30 Jun 2024 | Cap Rate (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| | 31 Dec 2023 | 30 Jun 2024 | A$ | % | 31 Dec 2023 | 30 Jun 2024 | S$ | % | | |
| 2 Blue Street[1] (100% interest) | A$287.0m | A$263.5m | A$(23.5m) | (8.2) | S$253.3m | S$236.9m | S$(16.4m) | (6.5) | A$18,578 psm | 5.88 |
| 255 George Street[1, 2] (50% interest) | - | A$363.8m | A$363.8m | n.a. | - | S$327.1m | S$327.1m | n.a. | A$18,658 psm | 6.50 |
| 8 Chifley Square[1] (50% interest) | A$217.5m | A$212.0m | A$(5.5m) | (2.5) | S$191.9m | S$190.6m | S$(1.4m) | (0.7) | A$21,862 psm | 5.75 |
| Pinnacle Office Park[1] (100% interest) | A$265.0m | A$237.0m | A$(28.0m) | (10.6) | S$233.9m | S$213.1m | S$(20.8m) | (8.9) | A$6,855 Psm | 6.88 |
| 8 Exhibition Street[1, 3] (50% interest) | A$304.7m | A$291.5m | A$(13.2m) | (4.3) | S$268.9m | S$262.1m | S$(6.8m) | (2.5) | A$12,709 psm | 5.63[4] |
| Victoria Police Centre[1] (50% interest) | A$418.0m | A$412.5m | A$(5.5m) | (1.3) | S$368.9m | S$370.8m | S$2.0m | 0.5 | A$12,192 psm | 4.75 |
| David Malcolm Justice Centre[1] (50% interest) | A$239.5m | A$239.0m | A$(0.5m) | (0.2) | S$211.4m | S$214.9m | S$3.5m | 1.7 | A$15,333 psm | 5.75 |
| **Australia Portfolio** | **A$1,731.7m** | **A$2,019.3m** | **A$287.6m[5]** | **16.6[5]** | **S$1,528.2m** | **S$1,815.4m** | **S$287.1m[5]** | **18.8[5]** | | |

*Due to rounding to the nearest 1 decimal place, numbers in the table may not add up.*
*(1) Based on the exchange rates of A$1 = S$0.8825 as at 31 Dec 2023 and A$1 = S$0.8990 as at 30 Jun 2024.*
*(2) Acquisition of 50% interest in 255 George Street was completed on 9 May 2024.*
*(3) Includes 100% interest in the three adjacent retail units.*
*(4) Refers to Keppel REIT's 50% interest in the office building.*
*(5) Excluding 255 George Street which was newly acquired on 9 May 2024, the Australia portfolio valuation as at 30 Jun 2024 would have been A$1,655.5 million or S$1,488.3 million, a decrease of A$76.2 million (4.4%) or S$39.9 million (2.6%) when compared to the Australia portfolio valuation as at 31 Dec 2023.*

# North Asia & Total Portfolio Valuations (As at 30 June 2024)

| Valuation based on attributable interest | Local Currency (KRW/JPY) | | Variance | | S$ | | Variance | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 31 Dec 2023 | 30 Jun 2024 | KRW/JPY | % | 31 Dec 2023 | 30 Jun 2024 | S$ | % | 30 Jun 2024 | Cap Rate (%) |
| T Tower[1] (99.4% interest) | KRW 305.8b | KRW 305.8b | - | - | S$316.8m | S$298.1m | S$(18.7m) | (5.9) | KRW 24.5m /py | 4.20 |
| KR Ginza II[2] (98.5% interest) | JPY 9.6b | JPY 9.7b | JPY 0.1b | 0.7 | S$87.0m | S$83.1m | S$(3.9m) | (4.5) | JPY 2.7m psm | 2.70 |
| **North Asia Portfolio** | | | | | **S$403.8m** | **S$381.2m** | **S$(22.6m)** | **(5.6)** | | |

| Valuation based on attributable interest | S$ | | Variance | |
|---|---|---|---|---|
| | 31 Dec 2023 | 30 Jun 2024 | S$ | % |
| Singapore Portfolio | S$7,313.0m | S$7,357.2m | S$44.2m | 0.6 |
| Australia Portfolio | S$1,528.2m | S$1,815.4m | S$287.1m | 18.8 |
| North Asia Portfolio | S$403.8m | S$381.2m | S$(22.6m) | (5.6) |
| **Total Portfolio** | **S$9,245.0m** | **S$9,553.8m[3]** | **S$308.7m[3]** | **3.3[3]** |

*Due to rounding to the nearest 1 decimal place, numbers in the table may not add up.*

*(1) Based on the exchange rates of KRW 1,000 = S$1.036 as at 31 Dec 2023 and KRW 1,000 = S$0.975 as at 30 Jun 2024.*

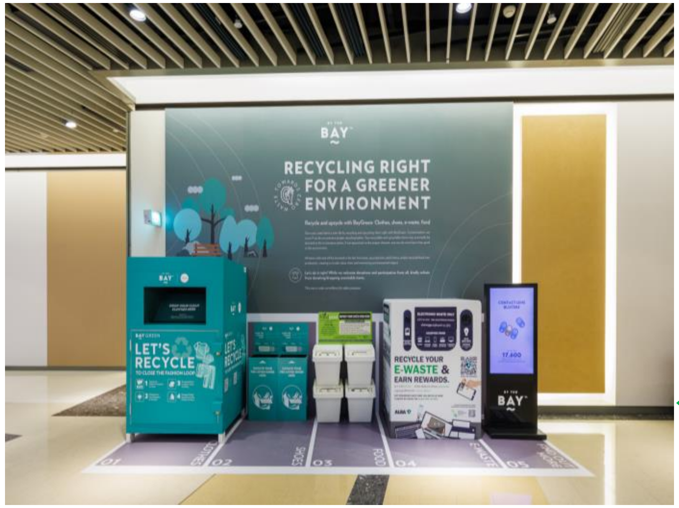
*(2) Based on the exchange rates of JPY 100 = S$0.9058 as at 31 Dec 2023 and JPY 100 = S$0.8589 as at 30 Jun 2024.*

*(3) Excluding 255 George Street which was newly acquired on 9 May 2024, the portfolio valuation would have been S$9,226.7 million, a decrease of S$18.3 million (0.2%) when compared to the portfolio valuation as at 31 Dec 2023.*

# ESG Activities in 2Q 2024

"Bin it to Win it Activation" at **8 Exhibition Street** is designed to promote behavioural change on waste management through raising awareness on proper waste segregation.


At **8 Exhibition Street**, a meet & greet session was held with the Melbourne City Mission, the fundraiser for "Sleep at the 'G", to provide tenants an opportunity to find out more about ending youth homelessness.




Recycling bins were placed at **Marina Bay Link Mall to** collect used clothes for an upcycling initiative. A total of 5,441kg of used clothes were collected from January 2024 to June 2024.

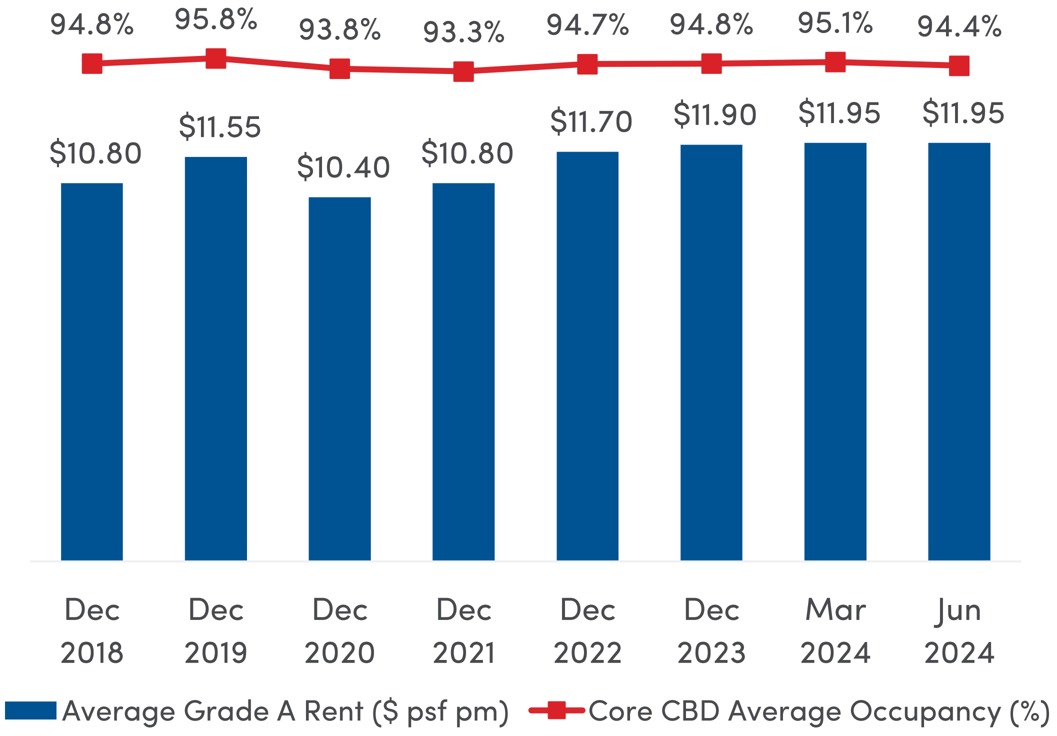
# Market Review

2 Blue Street, Sydney

# Singapore Office Market

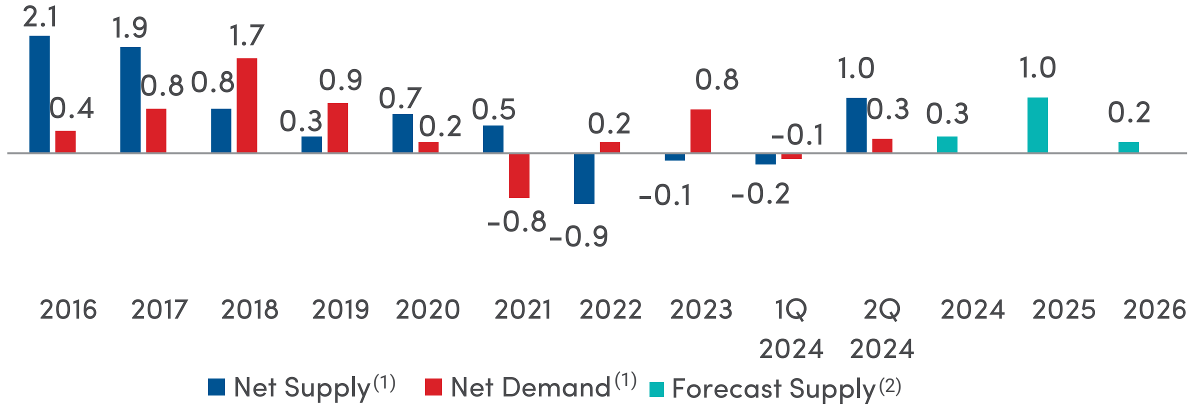
- Average core CBD Grade A office rents remained at $11.95 psf pm with average occupancy in core CBD at 94.4% in 2Q 2024

## Grade A Rent and Core CBD Occupancy




Source: CBRE, 2Q 2024.

## Demand and Supply (million sf)




| Key Upcoming Supply in CBD[2] | | sf |
|---|---|---|
| 2024 | IOI Central Boulevard Towers Phase 2 | 276,900 |
| 2025 | Shaw Tower Redevelopment<br>Keppel South Central | 435,000<br>613,500 |
| 2026 | Solitaire on Cecil | 196,500 |

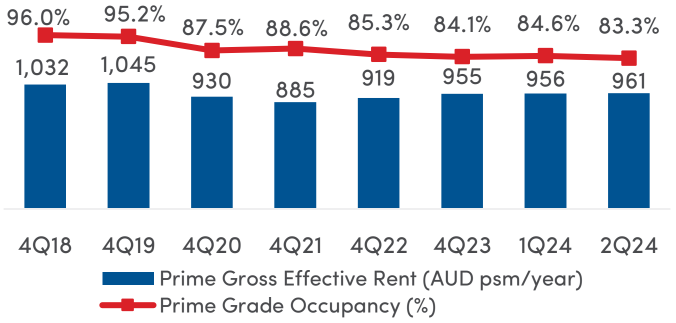
*(1) Based on URA data on historical net demand and supply of office space in Downtown Core and Rest of Central Area as at 2Q 2024. Supply is calculated as net change of stock over the year and may include office stock removed from market due to demolitions or change of use.*

*(2) Based on CBRE data on CBD Core and CBD Fringe. Part of IOI Central Boulevard has been completed.*

# Australia Office Market

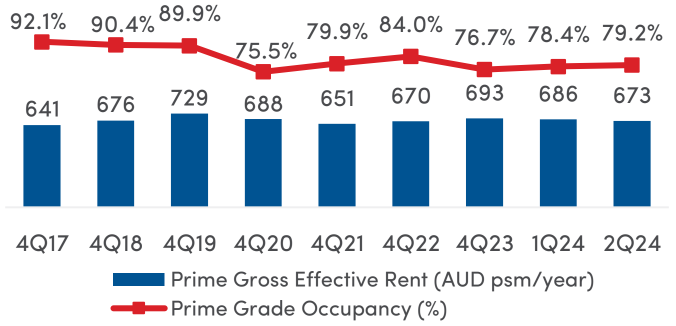
## Sydney CBD

Prime Grade occupancy at 83.3%



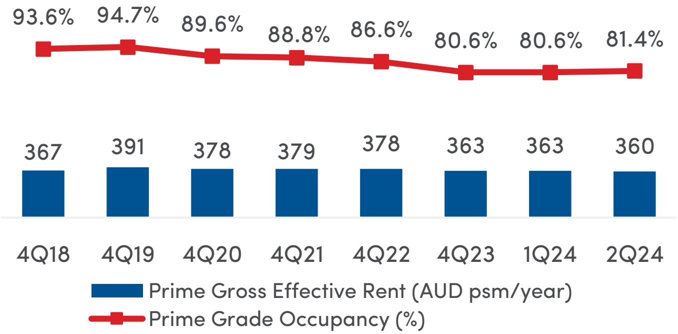

## North Sydney

Prime Grade occupancy at 79.2%



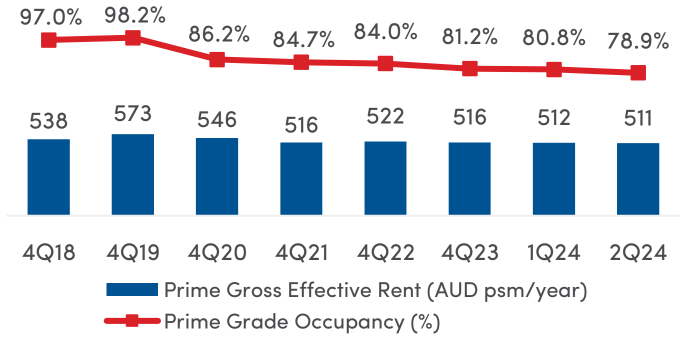

## Macquarie Park

Prime Grade occupancy at 81.4%



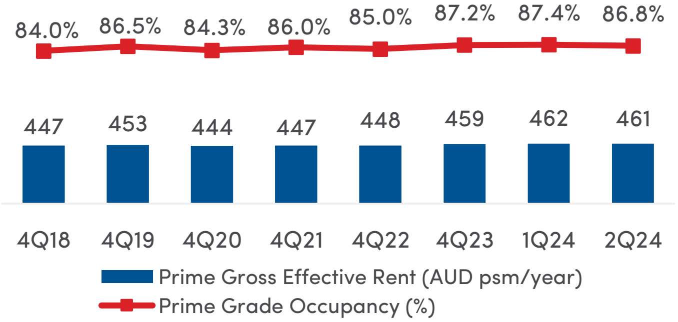

## Melbourne CBD

Prime Grade occupancy at 78.9%




## Perth CBD

Prime Grade occupancy at 86.8%



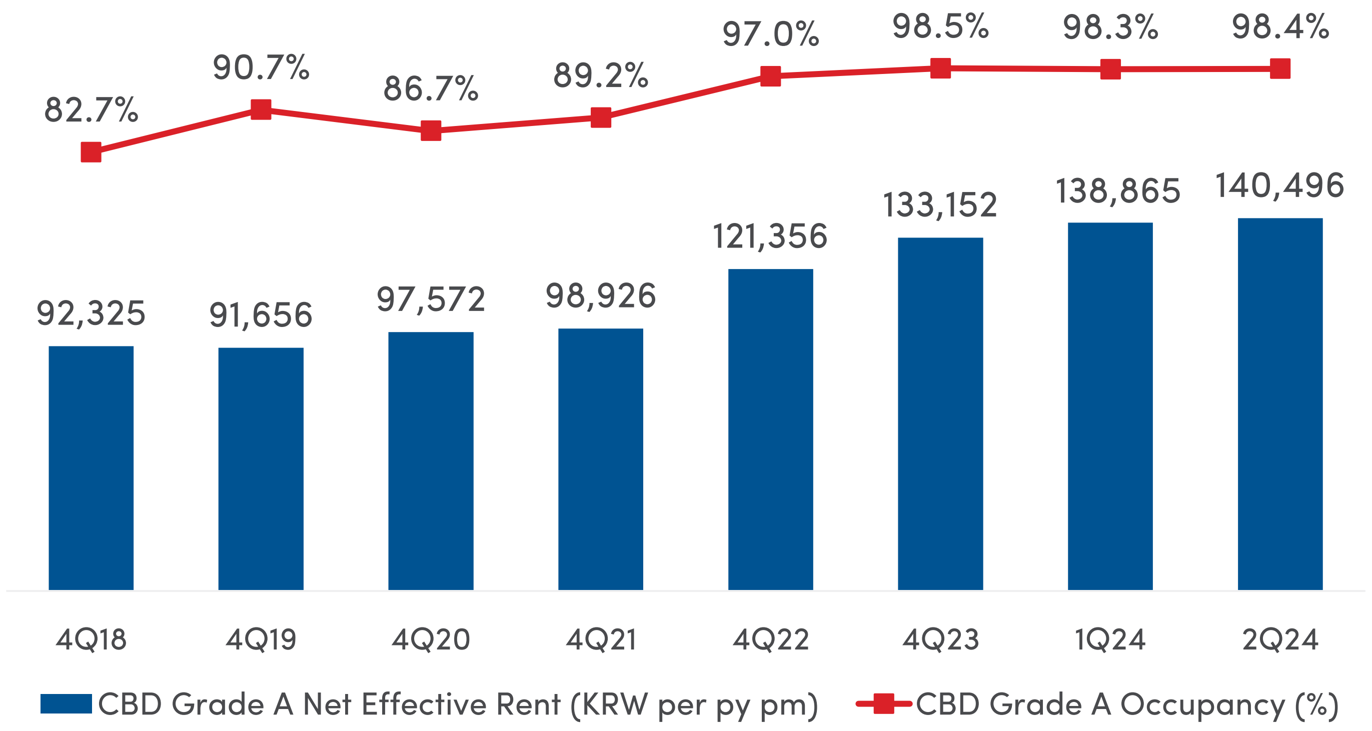

Keppel REIT

*Source: JLL Research, 2Q 2024.*

# Seoul Office Market

- CBD Grade A vacancy remains low with occupancy at 98.4% in 2Q 2024

<u>CBD Grade A Rent and Occupancy</u>




T Tower, Seoul

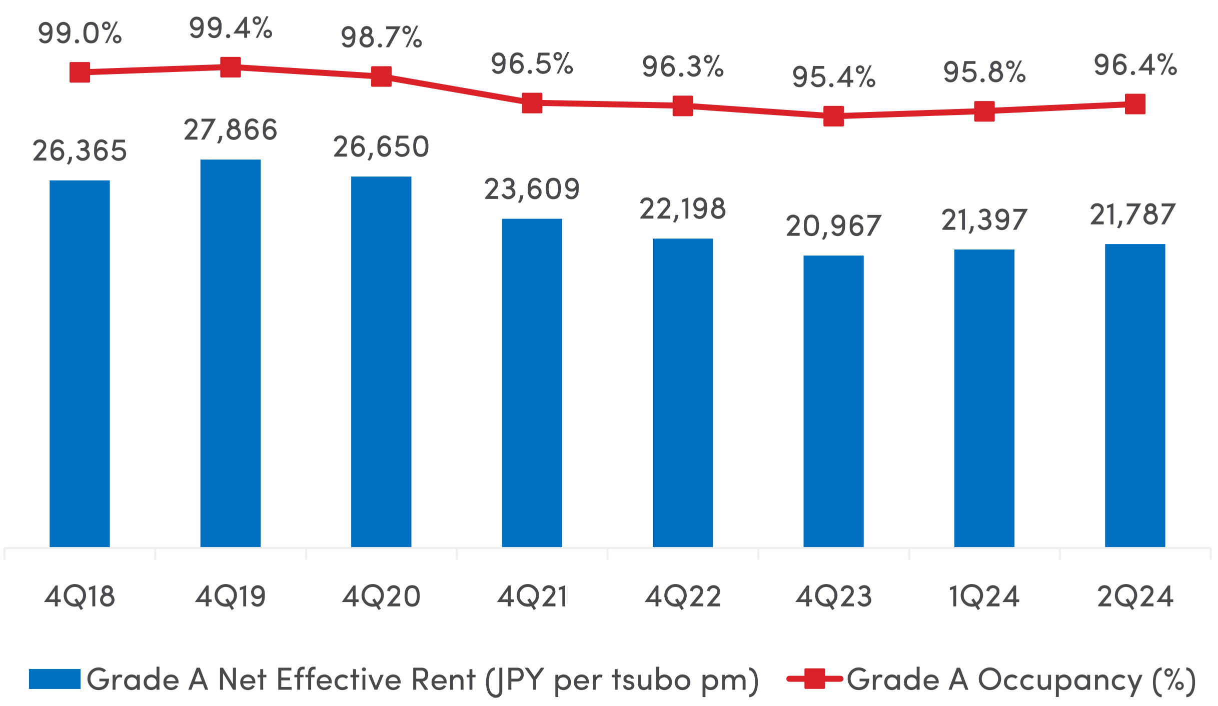


*Source: JLL Research, 2Q 2024.*

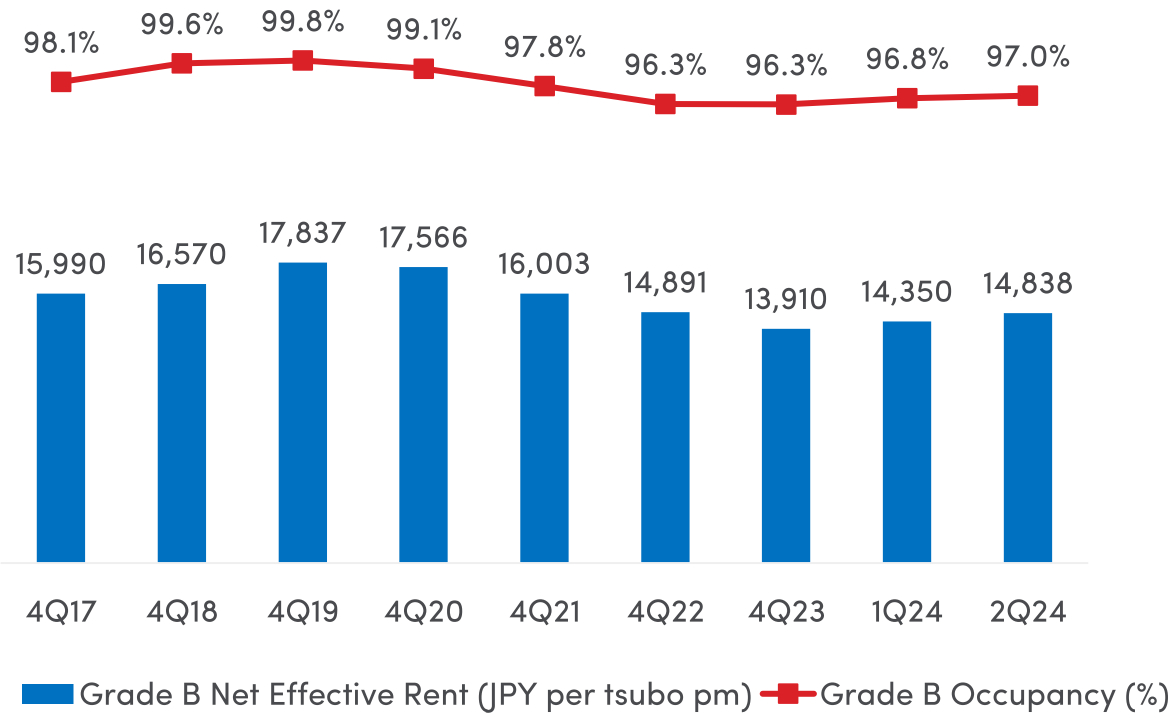
# Tokyo Office Market

- Occupancy in Tokyo central 5 wards continues to be high in 2Q 2024 for Grade A office at 96.4% and Grade B office at 97.0%

## Tokyo Central 5 Wards Grade A Rent and Occupancy




## Tokyo Central 5 Wards Grade B Rent and Occupancy

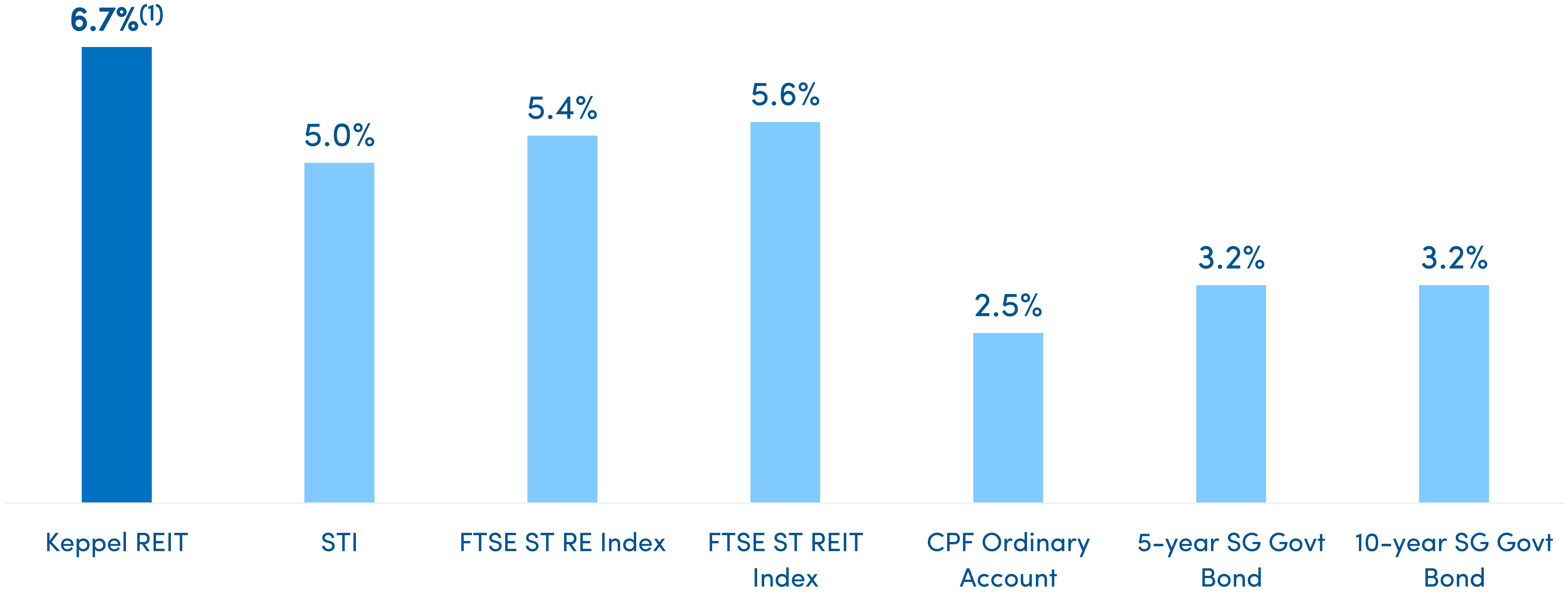



Source: JLL Research, 2Q 2024.

# Additional Information

Ocean Financial Centre, Singapore

# Attractive Comparative Yield

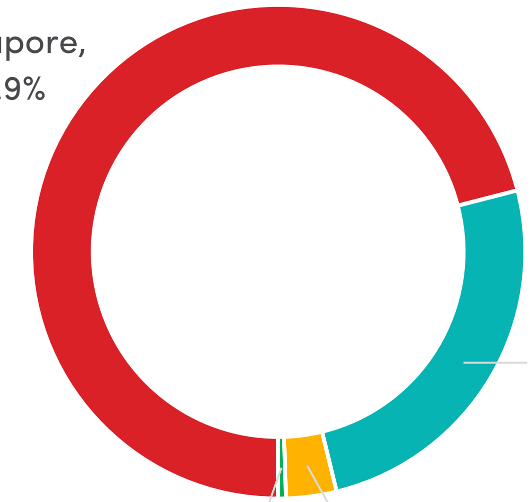



*Sources: Bloomberg, Monetary Authority of Singapore and Central Provident Fund.*

1. *Based on annualised 1H 2024 DPU and the closing price as at 28 June 2024 of $0.835 per Unit.*

# Attributable NPI by Property

Breakdown of Attributable NPI by Geography (For 1H 2024)




| | 1H 2024 $'000 | % | 1H 2023 $'000 | % |
|---|---|---|---|---|
| Ocean Financial Centre | 37,841 | 21.0 | 35,864 | 21.2 |
| Marina Bay Financial Centre | 53,814 | 29.9 | 50,989 | 30.1 |
| One Raffles Quay | 22,568 | 12.5 | 21,915 | 12.9 |
| Keppel Bay Tower | 13,524 | 7.5 | 13,960 | 8.3 |
| 2 Blue Street(1) | 6,460 | 3.6 | 3,461 | 2.0 |
| 255 George Street(2) | 2,970 | 1.7 | - | - |
| 8 Chifley Square | 3,932 | 2.2 | 4,229 | 2.5 |
| Pinnacle Office Park | 6,702 | 3.7 | 6,870 | 4.1 |
| 8 Exhibition Street | 5,321 | 3.0 | 5,484 | 3.3 |
| Victoria Police Centre | 12,476 | 6.9 | 12,748 | 7.5 |
| David Malcolm Justice Centre | 7,580 | 4.2 | 7,671 | 4.5 |
| T Tower | 6,028 | 3.3 | 5,836 | 3.4 |
| KR Ginza II | 985 | 0.5 | 326 | 0.2 |
| **Total** | **180,201** | **100.0** | **169,353** | **100.0** |

*(1) Achieved practical completion on 3 Apr 2023. Includes rental support of $4.9mil for 1H 2024 and $3.7mil for 1H 2023.*
*(2) Acquired on 9 May 2024. Includes rental support of $0.2mil for 1H 2024.*

# Portfolio Information: Singapore

| As at 30 Jun 2024 | Ocean Financial Centre | Marina Bay Financial Centre[4] | One Raffles Quay | Keppel Bay Tower |
|---|---|---|---|---|
| Attributable NLA | 697,434 sf | 1,018,154 sf | 442,103 sf | 386,224 sf |
| Ownership | 79.9% | 33.3% | 33.3% | 100.0% |
| Principal tenants[1] | BNP Paribas, Drew & Napier, The Executive Centre | DBS Bank, Standard Chartered Bank, HSBC | TikTok, Deutsche Bank, Ernst & Young | Keppel, Pacific Refreshments, Syngenta Asia Pacific |
| Tenure | 99 years expiring 13 Dec 2110 | 99 years expiring 10 Oct 2104[5] and 7 Mar 2106[6] | 99 years expiring 12 Jun 2100 | 99 years expiring 30 Sep 2096 |
| Purchase price | S$1,838.6m[3] | S$1,426.8m[5] S$1,248.0m[6] | S$941.5m | S$657.2m |
| Valuation[2] | S$2,154.9m | S$1,794.0m[5] S$1,365.0m[6] | S$1,313.3m | S$730.0m |
| Capitalisation rate[2] | 3.40% | 3.30%[5]; 3.25%[6] | 3.15% | 3.55% |

*(1) On committed gross rent basis.*
*(2) Valuation and capitalisation rate as at 30 Jun 2024, valuation was based on Keppel REIT's interest in the respective properties.*
*(3) Based on Keppel REIT's 79.9% of the historical purchase price.*
*(4) Comprises Marina Bay Financial Centre (MBFC) Towers 1, 2 and 3 and Marina Bay Link Mall (MBLM).*
*(5) Refers to MBFC Towers 1 and 2 and MBLM.*
*(6) Refers to MBFC Tower 3.*

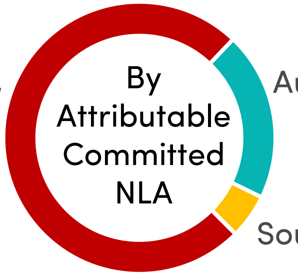
# Portfolio Information: Australia, South Korea & Japan

| As at 30 Jun 2024 | 2 Blue Street[3], Sydney | 255 George Street[4], Sydney | 8 Chifley Square, Sydney | Pinnacle Office Park, Sydney | 8 Exhibition Street[5], Melbourne | Victoria Police Centre, Melbourne | David Malcolm Justice Centre, Perth | T Tower, Seoul | KR Ginza II, Tokyo |
|---|---|---|---|---|---|---|---|---|---|
| Attributable NLA | 152,132 sf | 209,881 sf | 104,381 sf | 329,748 sf | 244,600 sf | 364,180 sf | 167,784 sf | 226,949 sf | 38,096 sf |
| Ownership | 100.0% | 50.0% | 50.0% | 100.0% | 50.0% | 50.0% | 50.0% | 99.4% | 98.5% |
| Principal tenants[1] | Equifax, Pacific National, Temenos Australia Services | Australian Taxation Office, Bank of Queensland, Bupa Australia | The Reserve Bank of Australia, Eltav Investments, NSW Business Chamber | Aristocrat Technologies, Konica Minolta, Douglas and Mann Pty Ltd | Ernst & Young, Minister for Finance – State of Victoria, CBRE | Minister for Finance – State of Victoria | Minister for Works – Government of Western Australia | Philips Korea, Korea Medical Dispute Mediation and Arbitration Agency, SK Communications | CEISIEC GK, Net Year Group, New Rule Lab |
| Tenure | Freehold | Freehold | 99 years expiring 5 Apr 2105 | Freehold | Freehold | Freehold | 99 years expiring 30 Aug 2114 | Freehold | Freehold |
| Purchase price | A$327.7m S$322.2m | A$363.8m S$321.0m | A$165.0m S$197.8m | A$306.0m S$289.9m | A$168.8m S$201.3m[5] | A$347.8m S$350.1m | A$165.0m S$208.1m | KRW252.6b S$292.0m | JPY 8.8b S$84.4m |
| Valuation[2] | A$263.5m S$236.9m | A$363.8m S$327.1m | A$212.0m S$190.6m | A$237.0m S$213.1m | A$291.5m S$262.1m[5] | A$412.5m S$370.8m | A$239.0m S$214.9m | KRW305.8b S$298.1m | JPY 9.7b S$83.1m |
| Capitalisation rate[2] | 5.88% | 6.50% | 5.75% | 6.88% | 5.63% | 4.75% | 5.75% | 4.20% | 2.70% |

(1) *On committed gross rent basis.*
(2) *Valuation and capitalisation rate as at 30 Jun 2024, valuation was based on Keppel REIT's interest in the respective properties and the exchange rates of A$1 = S$0.8990 , KRW 1,000 = S$0.975 and JPY 100 = S$0.8589.*
(3) *Achieved practical completion on 3 Apr 2023.*
(4) *Acquisition of 50% interest in 255 George Street was completed on 9 May 2024.*
(5) *Keppel REIT owns a 50% interest in the 8 Exhibition Street office building and a 100% interest in the three adjacent retail units.*

# 1H 2024 Portfolio Performance
## (By Attributable Committed NLA)

### Leases Committed by Geography




### Leases Committed by Type


**New leasing demand and expansions from:**

| | |
|---|---|
| Technology, Media and Telecommunications | 31.4% |
| Banking, Insurance and Financial Services | 21.3% |
| Legal | 15.8% |
| Accounting & Consultancy services | 9.2% |
| Manufacturing and Distribution | 9.1% |
| Government Agency | 6.3% |
| Energy, Natural Resources, Shipping and Marine | 4.5% |
| Retail and F&B | 2.0% |
| Real Estate & Property Services | 0.4% |
| **Total** | **100.0%** |

**As at 30 Jun 2024:**

**97.0%**
Portfolio committed occupancy

**9.3 years**
Top 10 tenants' WALE

**5.3 years**
Portfolio WALE

- Singapore portfolio: 2.3 years
- Australia portfolio: 10.9 years
- South Korea portfolio: 3.7 years
- Japan portfolio: 2.1 years

*Note: Please refer to slide 14 for breakdown by attributable committed gross rent.*

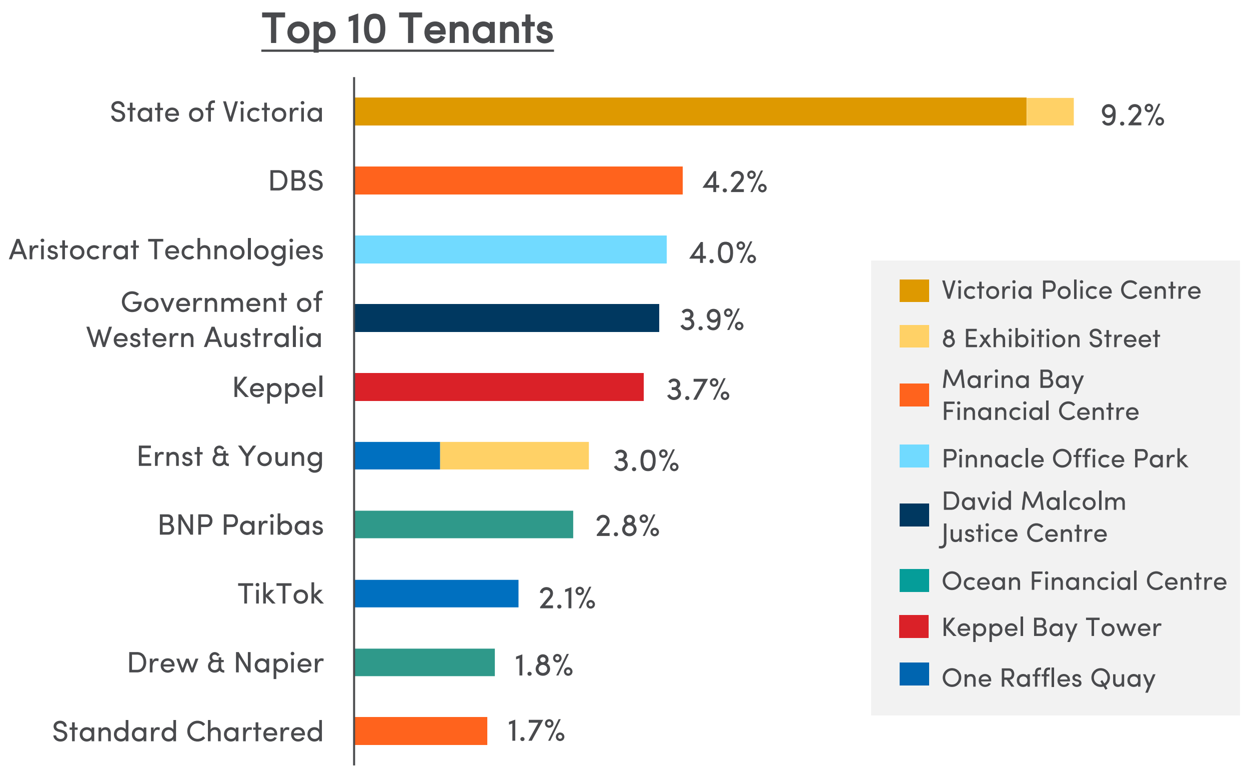
# Established and Diversified Tenant Base

## (By Attributable NLA)

- Keppel REIT has a diversified tenant base of 485[1] tenants, many of which are established blue-chip corporations

| Tenant Business Sector[2] | % |
|---|---|
| Banking, insurance and financial services | 32.0% |
| Government agency | 16.5% |
| Technology, media and telecommunications | 15.0% |
| Manufacturing and distribution | 8.5% |
| Energy, natural resources, shipping and marine | 7.1% |
| Legal | 5.8% |
| Real estate and property services | 5.2% |
| Accounting and consultancy services | 5.2% |
| Services | 2.2% |
| Retail and F&B | 1.5% |
| Others | 1.0% |
| Total | 100.0% |

- Top 10 tenants contribute 36.4% of attributable committed NLA




Keppel REIT

*Note: Please refer to slide 16 for breakdown by attributable committed gross rent.*
*(1) Tenants with multiple leases were accounted as one tenant.*

# Committed to Delivering Stable Income & Sustainable Returns

## Portfolio Optimisation

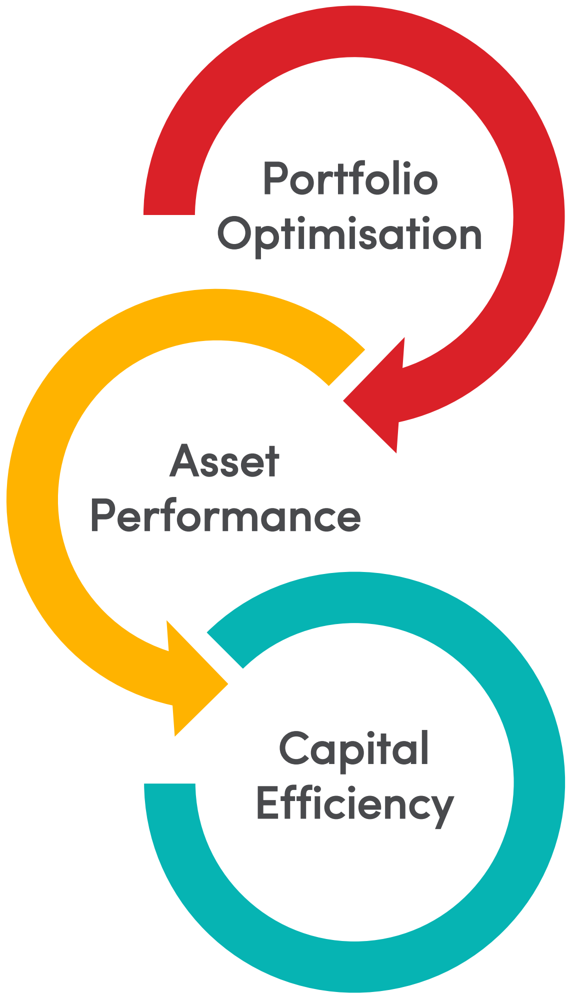
- Improve yield by enhancing Keppel REIT's portfolio of quality assets through strategic acquisitions and divestments
- Provide income stability and long-term capital appreciation of portfolio, anchored by prime CBD assets in Singapore and across different markets

## Asset Performance

- Drive individual asset performance with proactive leasing and cost management strategies
- Implement initiatives to future proof assets and enhance sustainability

## Capital Efficiency

- Optimise capital structure to reduce borrowing costs and improve returns
- Manage debt maturities and hedging profiles to reduce risk



# Well-Executed Portfolio Optimisation Strategy

**2006**
**Listed on SGX**
**>$600m AUM**
4 assets in Singapore

**2007**
**Acquired** One Raffles Quay (33.3%), Singapore

**2009**
**Increased stake in** Prudential Towers, Singapore

**2010**
Expanded footprint to **Australia:** 77 King Street (100%), Sydney, and 275 George Street (50%), Brisbane

**Asset swap:** Keppel Towers and GE Tower for MBFC Towers 1 & 2 and MBLM (33.3%), Singapore

**2011**
**Acquired**
- 8 Chifley Square (50%), Sydney
- Ocean Financial Centre (87.5%), Singapore

**2012**
**Increased stake in** Ocean Financial Centre (to 99.9%), Singapore

**2013**
**Acquired**
- David Malcolm Justice Centre (50%), Perth
- 8 Exhibition Street (50%), Melbourne

**2014**
**Acquired** MBFC Tower 3 (33.3%), Singapore

**Divested** Prudential Tower, Singapore

*Purchase: $349.1m*
*Sale: $512.0m*
*(+47%)*

**2015**
**Acquired** three adjacent retail units (100%) at 8 Exhibition Street, Melbourne

**2016**
**Divested** 77 King Street, Sydney

*Purchase: A$116.0m*
*Sale: A$160.0m*
*(+38%)*

**2017**
**Acquired** Victoria Police Centre (50%), Melbourne

**2018**
**Divested** 20% minority stake in Ocean Financial Centre (to 79.9%), Singapore

*Purchase: $460.2m*
*Sale: $537.3m*
*(+17%)*

**2019**
Expanded footprint to **South Korea:** T Tower (99.4%), Seoul

**Divested** Bugis Junction Towers, Singapore

*Purchase: $159.5m*
*Sale: $547.7m*
*(+243%)*

**2020**
**Acquired** Pinnacle Office Park (100%), Sydney

**2021**
**Acquired**
- Keppel Bay Tower, Singapore
- 2 Blue Street (formerly known as Blue & William), Sydney

**Divested** 275 George Street, Brisbane

*Purchase: A$166.0m*
*Sale: A$264.0m (+59%)*

**2022**
Expanded footprint to **Japan:** KR Ginza II (98.5%), Tokyo

**2024**
**Acquired** 255 George Street (50%), Sydney

**Jun 2024**
**$9.6b Portfolio Value**
**13 assets in Singapore, Australia, South Korea & Japan**

Keppel REIT

# Continued Focus on ESG Excellence to Attract Quality Tenants

## ESG Benchmarks

- MSCI ESG Rating maintained at **'A'**
- ISS Governance Risk Rating maintained at lowest risk level of "**1**" and ESG Corporate Rating maintained at "**Prime**" status
- Global Real Estate Sustainability Benchmark (GRESB) – **Green Star status; 'A' rating for Public Disclosure**

## ESG Indices

- FTSE4GOOD Developed & FTSE4GOOD ASEAN 5 Index
- iEdge SG ESG Transparency Index and ESG Leaders Index
- iEdge-UOB APAC Yield Focus Green REIT Index
- Solactive CarbonCare Asia Pacific Green REIT Index

## Green Credentials

- **100%** of properties are **green certified** except for 2 Blue Street, which achieved practical completion in April 2023 and is in the process of certification. Continue to focus on acquiring good ESG credentials property as evidenced by recent acquisition of 255 George Street which has a NABERS Energy rating of 5.5 Stars
- All Singapore office assets have maintained **BCA Green Mark Platinum** certification with Keppel Bay Tower awarded **BCA Green Mark Platinum Super Low Energy (SLE)**
- **Fully powered by renewable energy:** Keppel Bay Tower, 2 Blue Street, 8 Chifley Square, David Malcolm Justice Centre, 8 Exhibition Street and Victoria Police Centre
- **Carbon Neutral:** Pinnacle Office Park (2 and 4 Drake Avenue), 8 Exhibition Street and Victoria Police Centre

## Sustainability Focused Funding

**82%**

**of borrowings are Green Loans as at 30 Jun 2024**

**Established Green Financing Framework with a Sustainability Quality Score of SQS2 (Very good) by Moody's Investors Service**

# Thank you


Marina Bay Financial Centre,
Singapore