



Third Quarter 2013 Financial Results 14 October 2013

Keppel REIT



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Growing from Strength to Strength



- Portfolio of **ten** quality commercial Grade A office assets, tenanted to established corporate tenants well-diversified across various business sectors
- Total portfolio value of more than **\$6.8 billion**
- Total NLA of approximately **3.1m sf** as at 30 September 2013
- Market capitalisation of **\$3.4 billion**¹ as at 30 September 2013
- Strong sponsorship by Keppel Land Limited
- Proven organic growth and acquisition track record

¹ Based on market closing unit price of \$1.23 on 30 September 2013.

Growth History



Bugis Junction Towers



GE Tower



Keppel Towers



Prudential Tower



One Raffles Quay



- Maiden acquisition: One Raffles Quay
- Strategically located at Marina Bay

\$2.1 billion



Prudential Tower



- First third-party acquisition: Increased stake in Prudential Tower

\$2.1 billion



275 George Street, Brisbane



77 King Street, Sydney

- First overseas acquisition
- First SREIT to qualify for MIT structure
- First strategic asset swap to acquire MBFC Phase 1

\$3.5 billion



8 Chifley Square, Sydney



Ocean Financial Centre

- First forward funding acquisition structure
- First SREIT to structure LLP to hold assets

\$6.0 billion



Ocean Financial Centre



- Increased interest in OFC to 99.9%
- Tax transparency obtained for MBFC Phase 1
- Switched to quarterly distributions

\$6.5 billion



Office Tower at Old Treasury Building site, Perth



8 Exhibition Street, Melbourne

- Acquisition of the new office tower at the Old Treasury Building in Perth, WA

> \$6.8 billion

- Acquisition of 8 Exhibition Street in Melbourne

K-REITasia listed in April

\$630.7 million



Renamed
Keppel REIT

2006

2007

2009

2010

2011

2012

2013

Sterling Property Portfolio

Premium office buildings located in the prime CBDs of Singapore and Australia

Singapore Properties



Ocean Financial Centre
(99.9% interest)



Marina Bay Financial Centre Phase 1
(33.3% interest)



One Raffles Quay
(33.3% interest)



Prudential Tower
(92.8% interest)



Bugis Junction Towers

Australia Properties



8 Chifley Square
(50% interest), Sydney



77 King Street Office Tower, Sydney



8 Exhibition Street
(50% interest), Melbourne



275 George Street
(50% interest), Brisbane

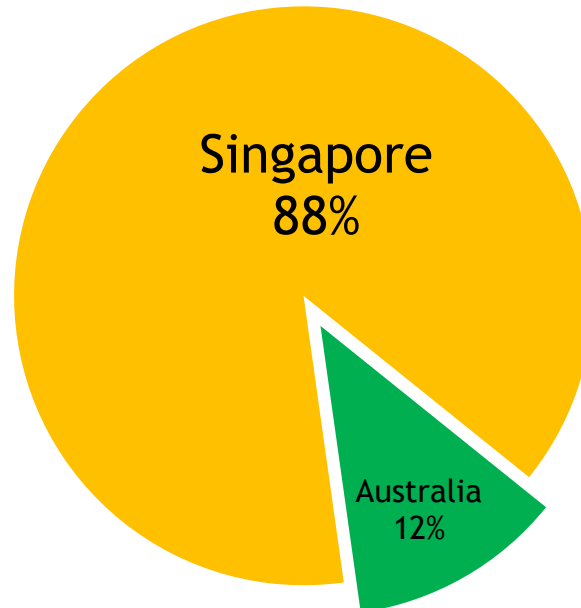


Old Treasury Building Office Tower
(50% interest), Perth
** Expected to be completed in 2H 2015*

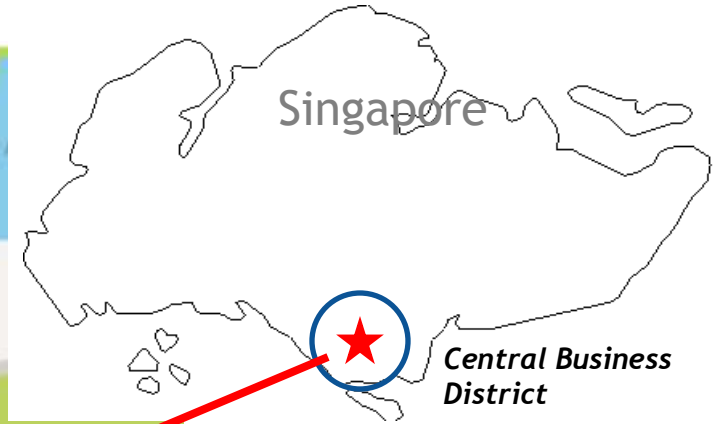
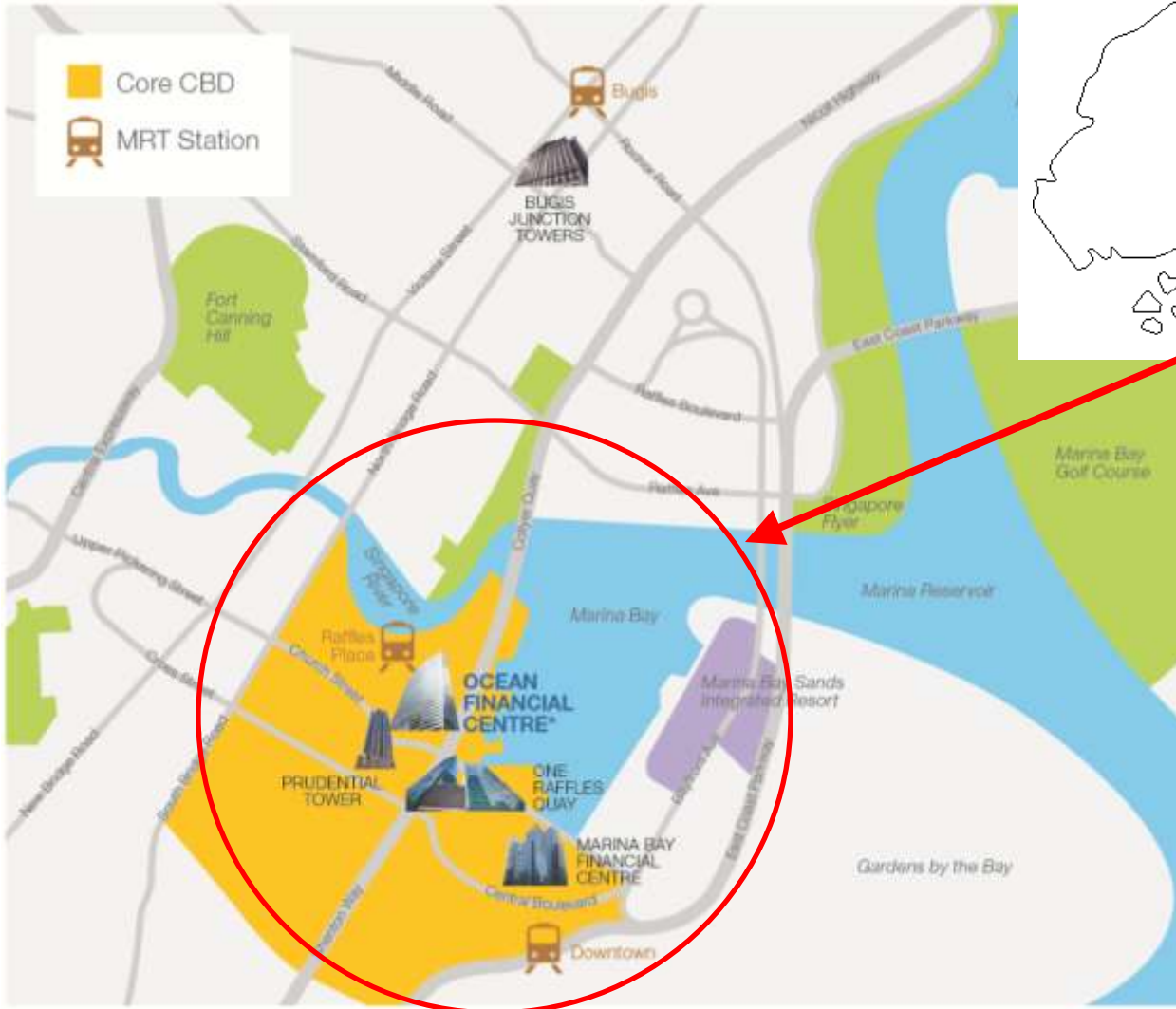
Assets Located Predominantly in Singapore

- 88% of assets in Singapore and 12% of assets in Australia, two of the few countries with 'AAA' sovereign ratings
- Pure-play premium grade offices located in the CBDs of Singapore and in key Australian cities
- 98% premium grade office component and 2% retail component in property portfolio

Geographical Distribution by Asset Size



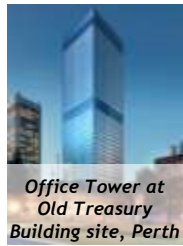
- 100% of Singapore properties located in the **prime CBD**
- High portfolio occupancy**



Australia Portfolio

5 premium office buildings in the CBDs of Sydney, Melbourne, Brisbane, and Perth

- Strong operating performance from Australian properties
- Fixed annual rental escalations throughout lease terms
- Long portfolio WALE of approximately 10 years
- Net leases (tenants pay for outgoings)
- High portfolio occupancy



- 3Q 2013 Highlights
- Highlights
- Financial Highlights
- Capital Management
- Portfolio Analysis
- Market Review and Outlook
- Additional Information



Ocean Financial Centre

Strong and steady performance

- YTD Sep 2013 Total Return before Tax **↑ 14.6%** y-o-y to **\$115.9 million**
- YTD Sep 2013 Net Property Income **↑ 9.9%** y-o-y to **\$100.9 million**
- YTD Sep 2013 Share of Results of Associates **↑ 33.2%** y-o-y to **\$46.4 million**
- YTD Sep 2013 Distributable Income **↑ 6.1%** y-o-y to **\$159.1 million**
- YTD Sep 2013 Annualised DPU **↑ 1.9%** y-o-y to **7.90 cents**
- 3Q 2013 DPU of **1.97 cents**
- Delivered **6.4%** distribution yield for 3Q 2013

No refinancing requirements over the next 24 months

- All-in interest rate ↓ to **2.15%** p.a.
- Completed **early refinancing of 100%** of borrowings due in 2013 and 2014
 - Weighted average term to expiry of borrowings ↑ to **3.8 years**
- Completed **early refinancing** of approximately **\$60 million** of borrowings due in 2015
- **Well-staggered** debt maturity profile
- Interest coverage ratio of **5.6 times**
- Approximately **70%** of borrowings on fixed rates

Six out of eight existing properties are 100% occupied

- Average portfolio committed occupancy ↑ to **99.4%**
- Singapore portfolio committed occupancy of **99.5%**
- **Six** out of eight existing properties are **100%** occupied
- Free-float ↑ to **55.3%** from 24.4% in Jan 2013
- Completed acquisition of 50% interest in 8 Exhibition Street in Melbourne
- Moody's upgraded Keppel REIT one-notch to **Baa2** with a stable outlook
- Awarded the **Best Annual Report (Gold)** at the Singapore Corporate Awards 2013 for the REITs and Business Trusts category

Ocean Financial Centre Phase 2 **Completed**

- Ocean Financial Centre Phase 2 comprising the seven-storey retail and car park annexe received **TOP**
- Approximately **8,300 sf** of retail and F&B space, and **222** car park lots
- **World largest vertical green wall**



On 1 Aug 2013, completed the acquisition of 50% interest in 8 Exhibition Street in Melbourne, Australia

- Freehold premium Grade A office building
- Located in most prime part of Melbourne's CBD
- 100% leased to well-established tenants
- Immediately DPU accretive

Description	Premium Grade A office 35-storey
Location	8 Exhibition Street, Melbourne, Australia
Net Lettable Area	241,807 sf (50% interest)
Principal Tenants	Ernst & Young, UBS, Qantas Airways
Green Ratings	4.5-Star NABERS energy rating



Financial Highlights

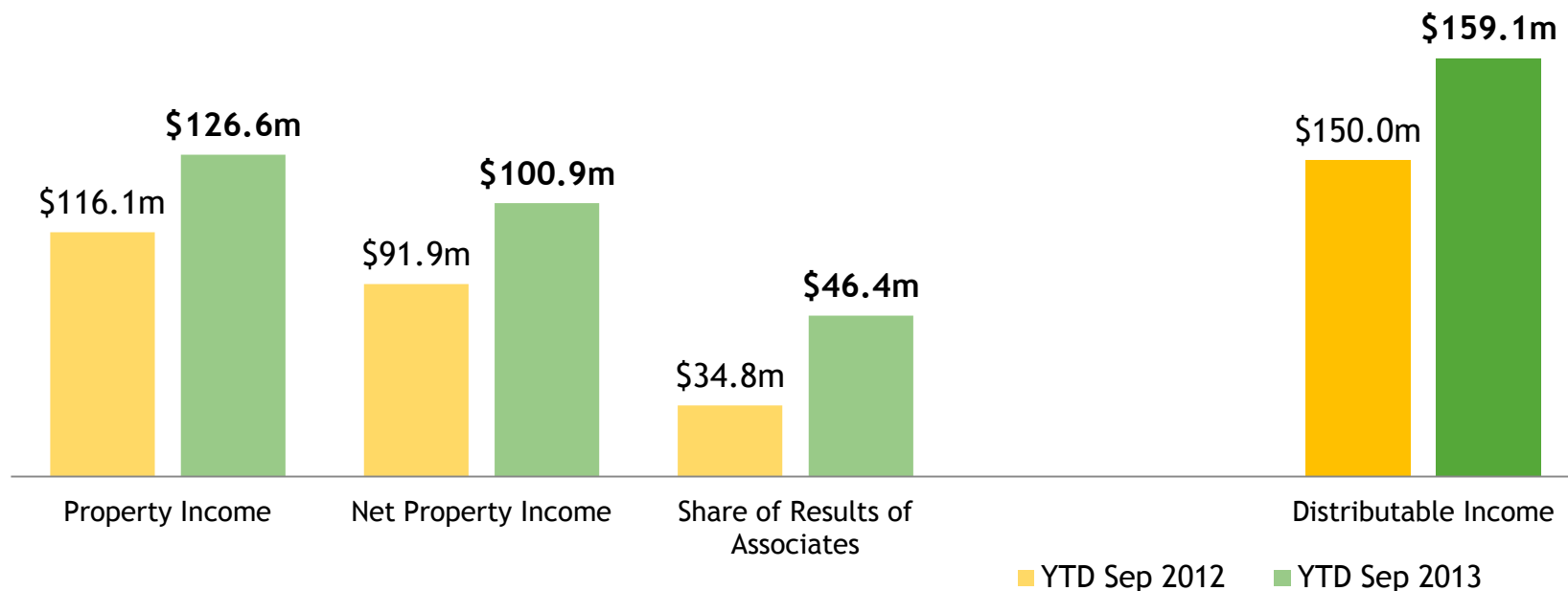


Marina Bay Financial Centre Phase 1






Distributable income ↑ 6.1% y-o-y to \$159.1m

	YTD Sep 2013	YTD Sep 2012	Change	
Property Income	\$126.6m	\$116.1m	\$10.5m	9.0%
Net Property Income	\$100.9m	\$91.9m	\$9.0m	9.9%
Share of Results of Associates	\$46.4m	\$34.8m	\$11.6m	33.2%
Distributable Income to Unitholders ¹	\$159.1m	\$150.0m	\$9.1m	6.1%
Distribution Per Unit (DPU)				
- For the Period	5.91 cents	5.80 cents	0.11 cents	1.9%
- Annualised	7.90 cents	7.75cents	0.15 cents	1.9%



¹ The distributable income to Unitholders is based on 100% of the income available for distribution.

Distribution Per Unit

- 
3Q 2013 DPU of 1.97 cents
- 
Advanced distribution: 0.73 cents
 (distributed on 20 Sep)
- 
Remaining distribution: 1.24 cents
 (to be distributed on 28 Nov)

	Remaining Distribution	Advanced Distribution
Distribution Per Unit (DPU)	1.24 cents	0.73 cents
Distribution Period	6 Aug 2013 - 30 Sep 2013	1 Jul 2013 - 5 Aug 2013
Distribution Timetable		
Trading on “Ex” Basis	Monday, 21 Oct 2013	
Books Closure Date	Wednesday, 23 Oct 2013	<i>Distributed on 20 Sep 2013</i>
Distribution Payment Date	Thursday, 28 Nov 2013	

¹ DPU is 1.97 cents in 3Q 2013 (based on advanced distribution of 0.73 cents for the period 1 July 2013 to 5 August 2013 pursuant to the placement of 95 million new units on 6 August 2013, and 1.24 cents for the period 6 August 2013 to 30 September 2013).

	As at 30 Sep 2013	As at 30 Jun 2013
Non-current Assets	\$6,251 m	\$6,097 m
Total Assets	\$6,356 m	\$6,228 m
Borrowings ¹	\$3,007 m	\$2,931 m
Total Liabilities	\$2,829 m	\$2,767 m
Unitholders' Funds	\$3,525 m	\$3,460 m
Net Asset Value (NAV) Per Unit	\$1.27	\$1.29
Adjusted NAV Per Unit ²	\$1.25	\$1.27

¹ These include borrowings accounted for at the level of associates and excludes the unamortised portion of upfront fees in relation to the borrowings.

² For 30 September 2013, this excludes the advanced distribution in September 2013, and the remaining distribution to be paid in November 2013.
For 30 June 2013, this excludes the distribution in August 2013.

Capital Management



8 Chifley Square



No refinancing requirements over the next 24 months

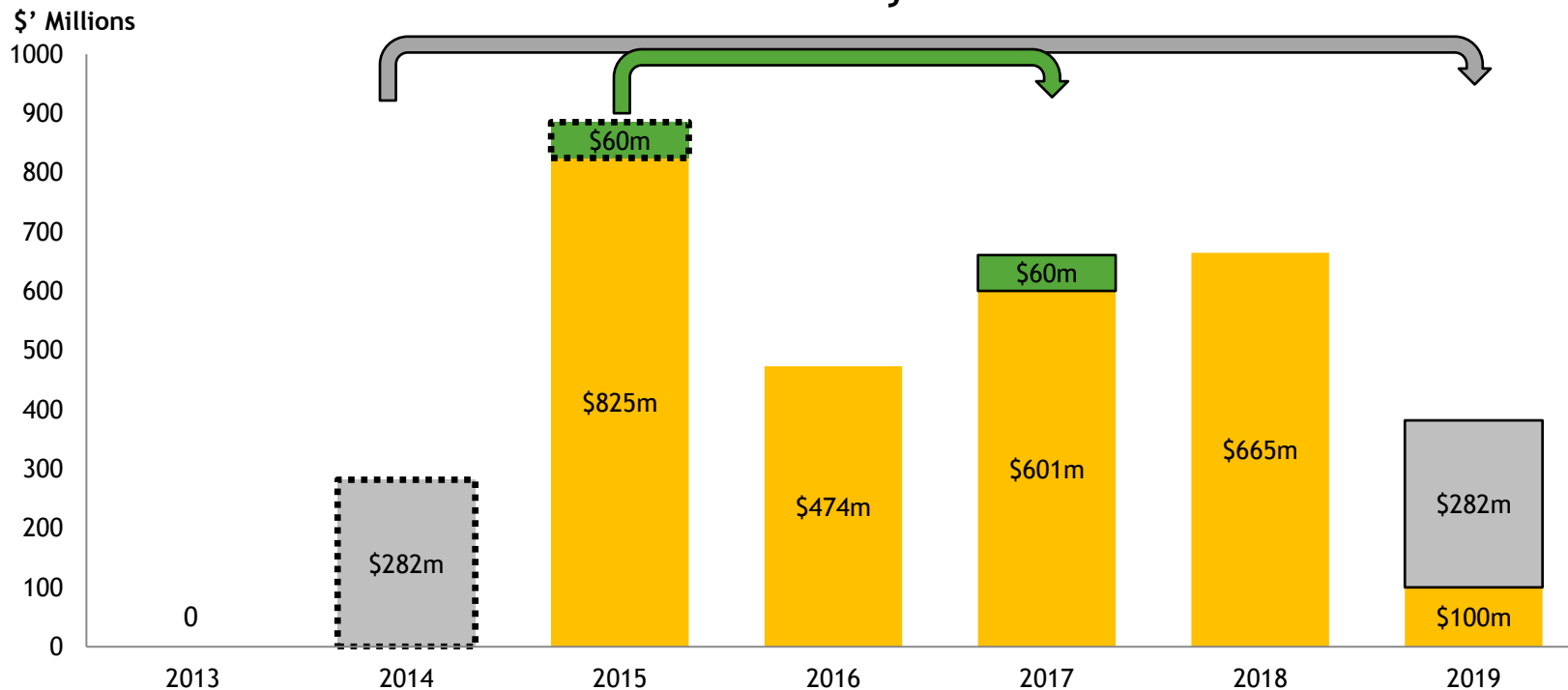
- Completed **100%** refinancing due in 2013
- Completed **early refinancing of 100%** of borrowings due in 2014
- Completed **early refinancing** of approximately **\$60 million** of borrowings due in 2015
- Well-staggered** debt maturity profile
- Further diversified number of lenders up from **15** to **17**

- All-in interest rate of **2.15%** p.a.
- Interest coverage ratio of **5.6 times**
- Weighted average term to expiry of **3.8 years**
- Borrowings on fixed-rate: Approximately **70%**
- Percentage of assets unencumbered: Approximately **75%** or **\$5.1 billion** of property portfolio is **unencumbered**

As at 30 Sep 2013

Gross Borrowings	\$3,007 m
Aggregate Leverage	43.9%
Interest Coverage Ratio	5.6 times

Debt Maturity Profile



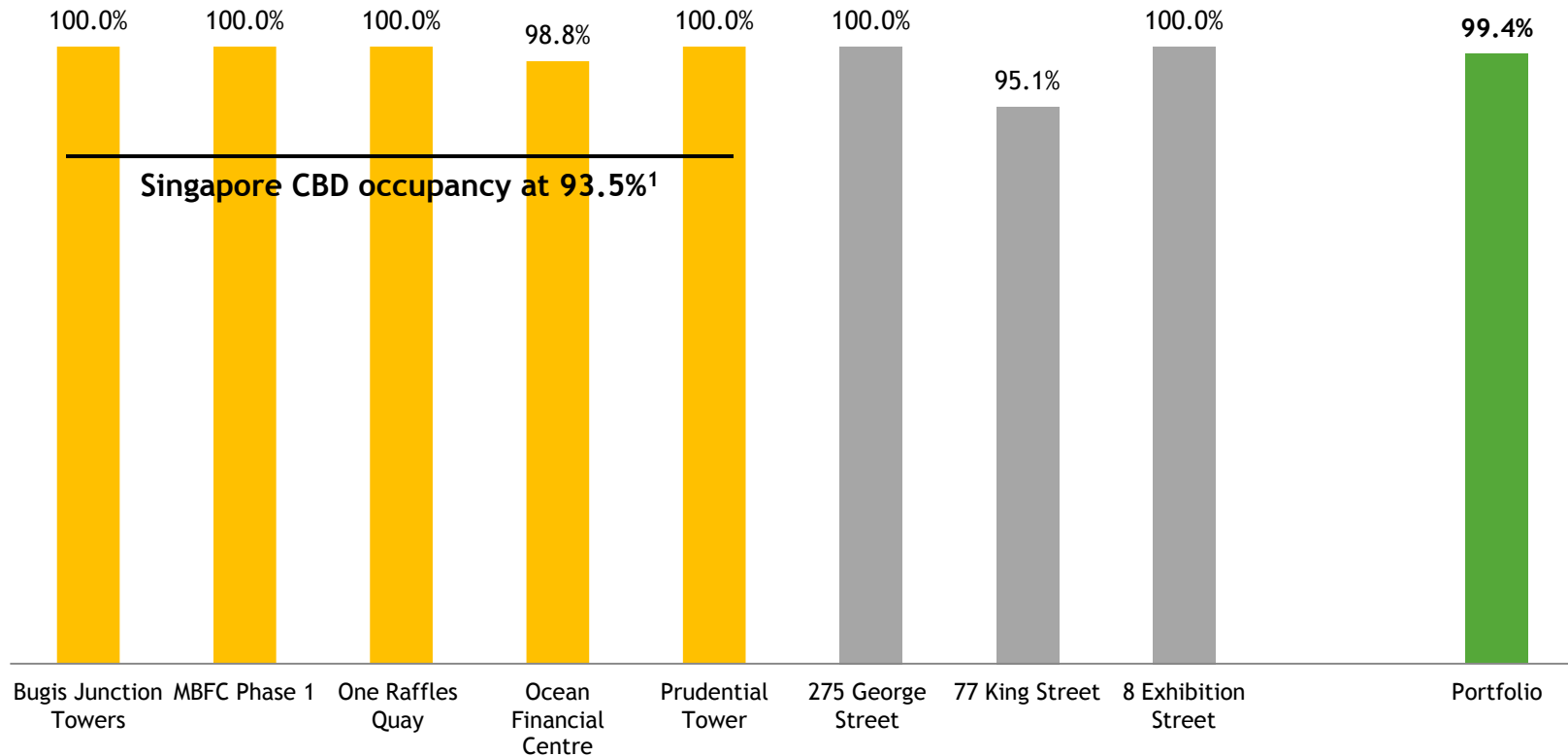
Portfolio Analysis



One Raffles Quay

Strong Portfolio Occupancy of **99.4%** as at 3Q 2013

- Portfolio average occupancy **↑** to **99.4%**
- Singapore portfolio occupancy **↑** to **99.5%**
- Six** out of eight existing properties are **100%** occupied



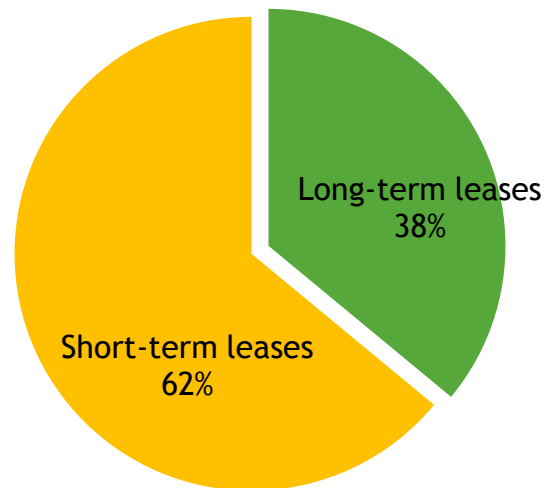
¹ Source: Colliers International

Top ten tenants have long WALE of 8.3 years¹

Weighted Average Lease Expiry (WALE)



Portfolio with Long-term Leases³ by NLA



¹ Excluding the acquisition of the Old Treasury Building office tower, the top ten tenants WALE will be 6.3 years.

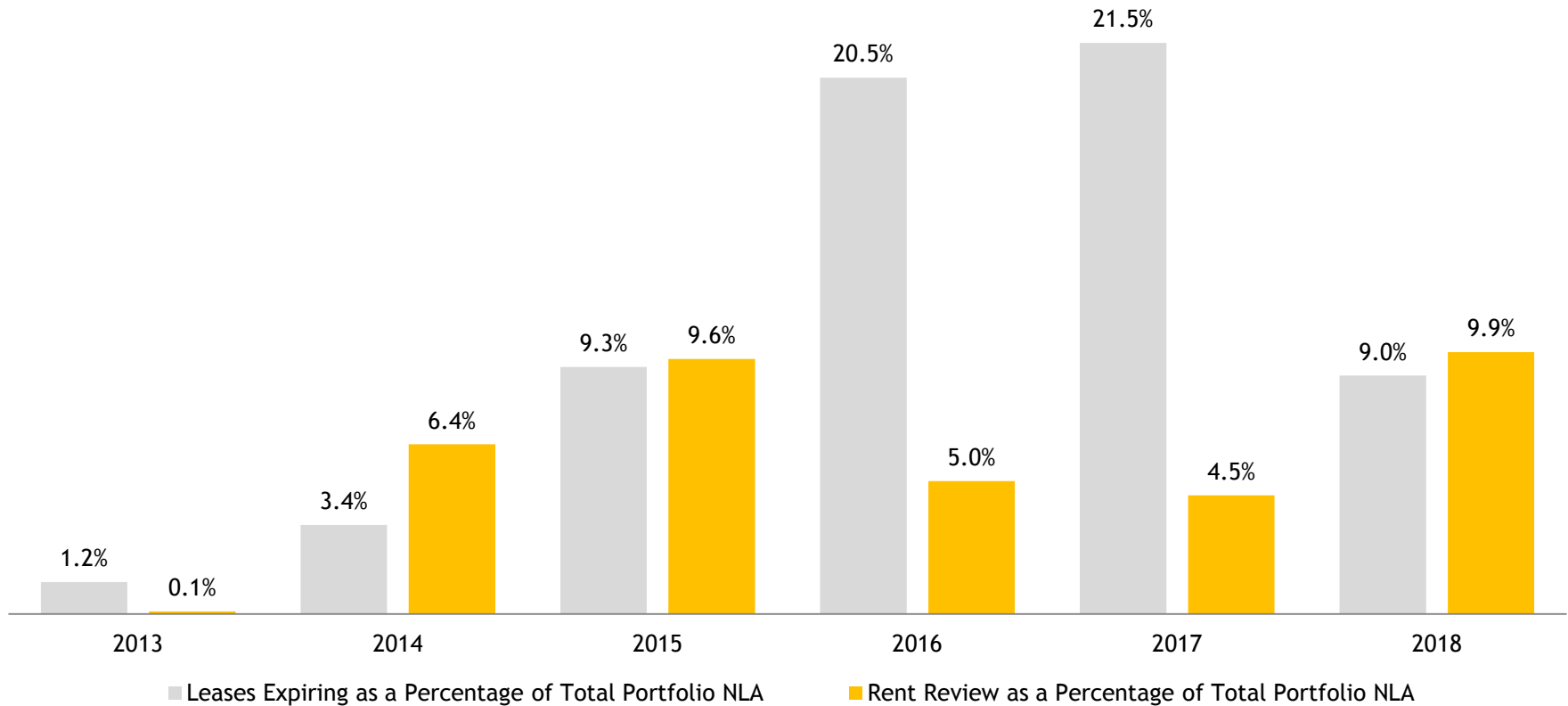
² Excluding the acquisition of the Old Treasury Building office tower, the portfolio WALE will be 5.3 years.

³ Long-term leases are those with lease terms to expiry of at least five years.

Well-staggered Lease Expiry Profile

- Approximately **1.2%** of portfolio NLA due for renewal in 4Q 2013
- Approximately **0.1%** of portfolio NLA due for rent review in 4Q 2013

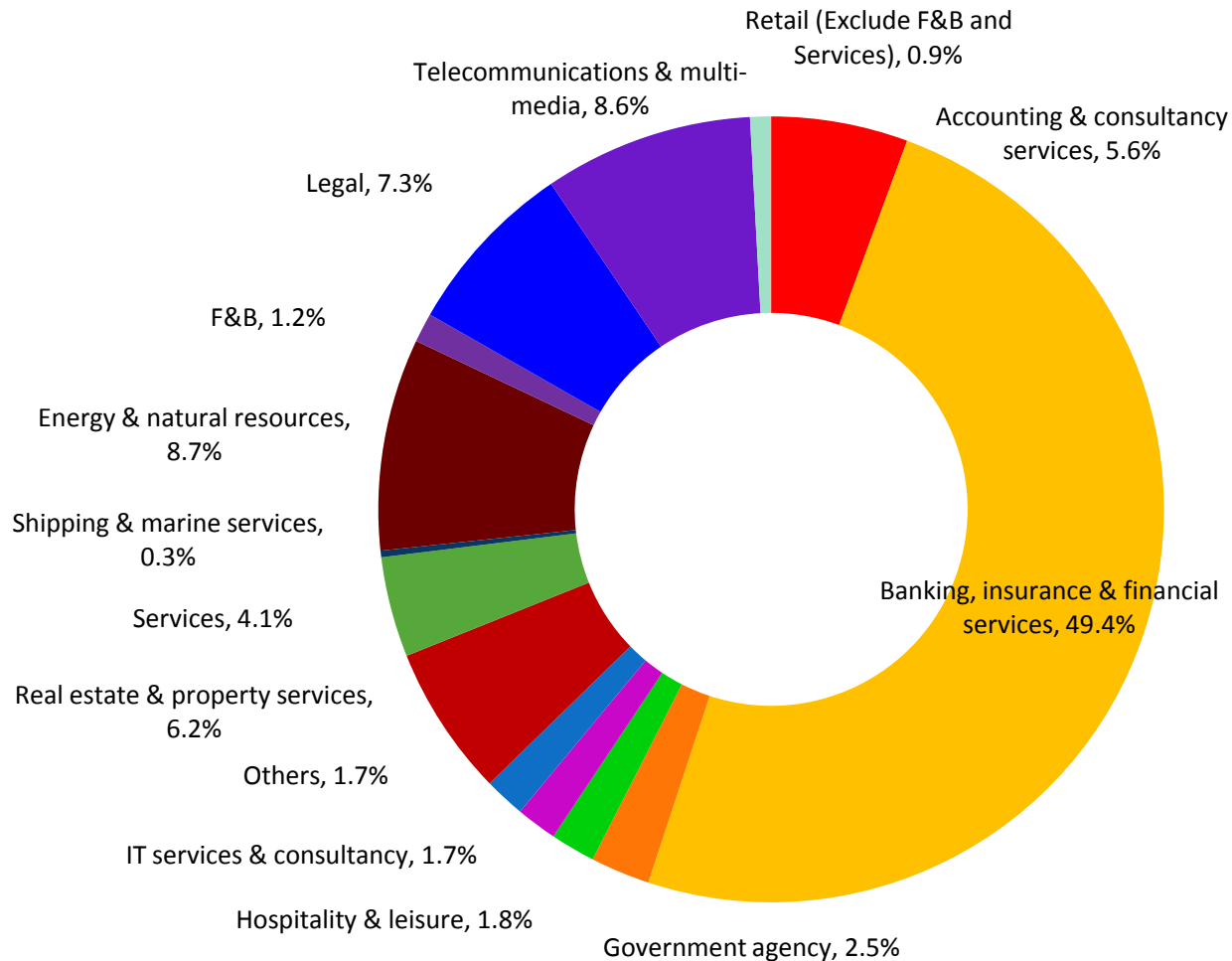
Portfolio Lease Profile (by NLA) as at 30 Sep 2013



Tenants from a **diversified range of business sectors**

Number of tenants increased from 223 to **247**¹

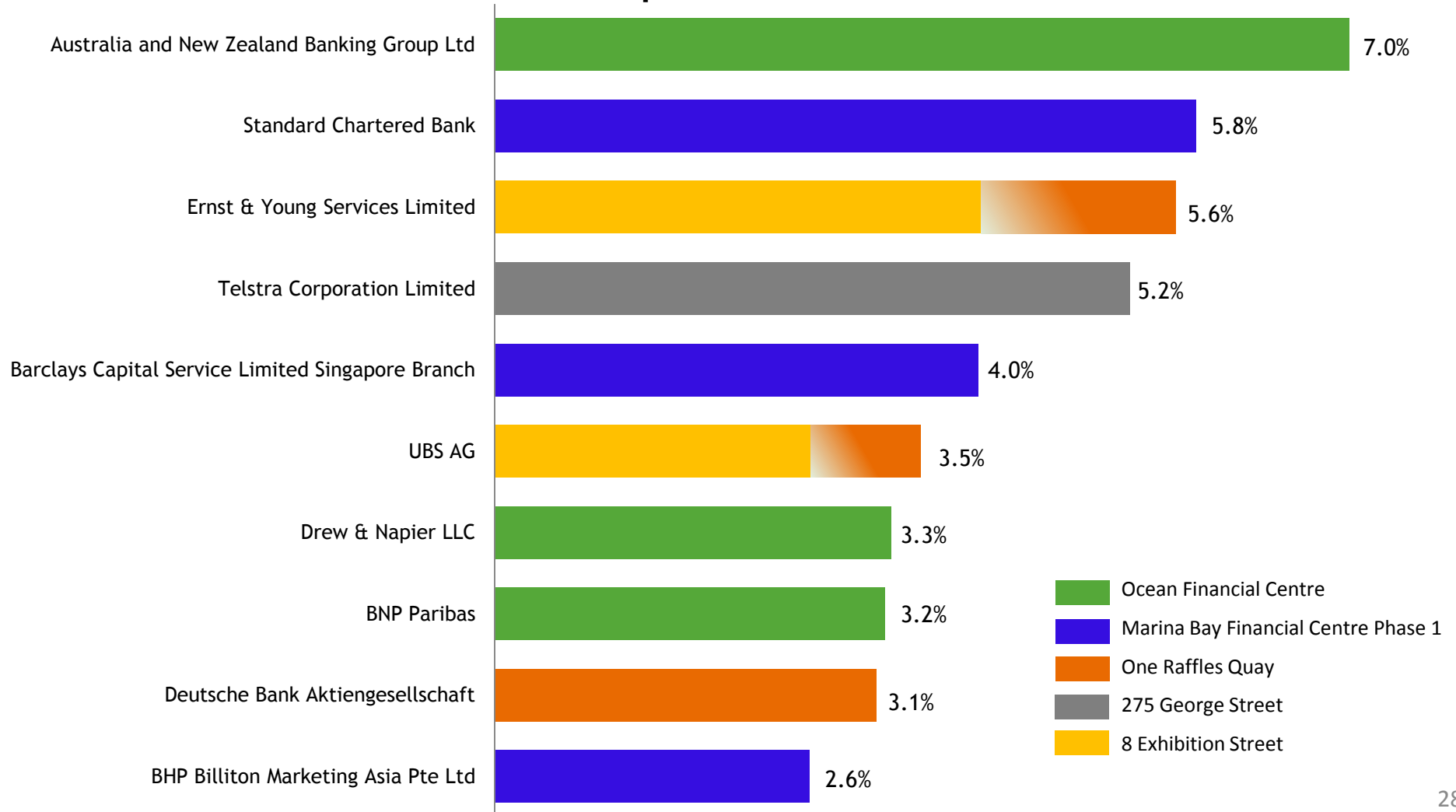
¹ Tenants with multiple leases are accounted as one tenant.



Well-Established Tenant Base

Top ten tenants account for **43.3%** of portfolio NLA, diversified across **5 buildings**

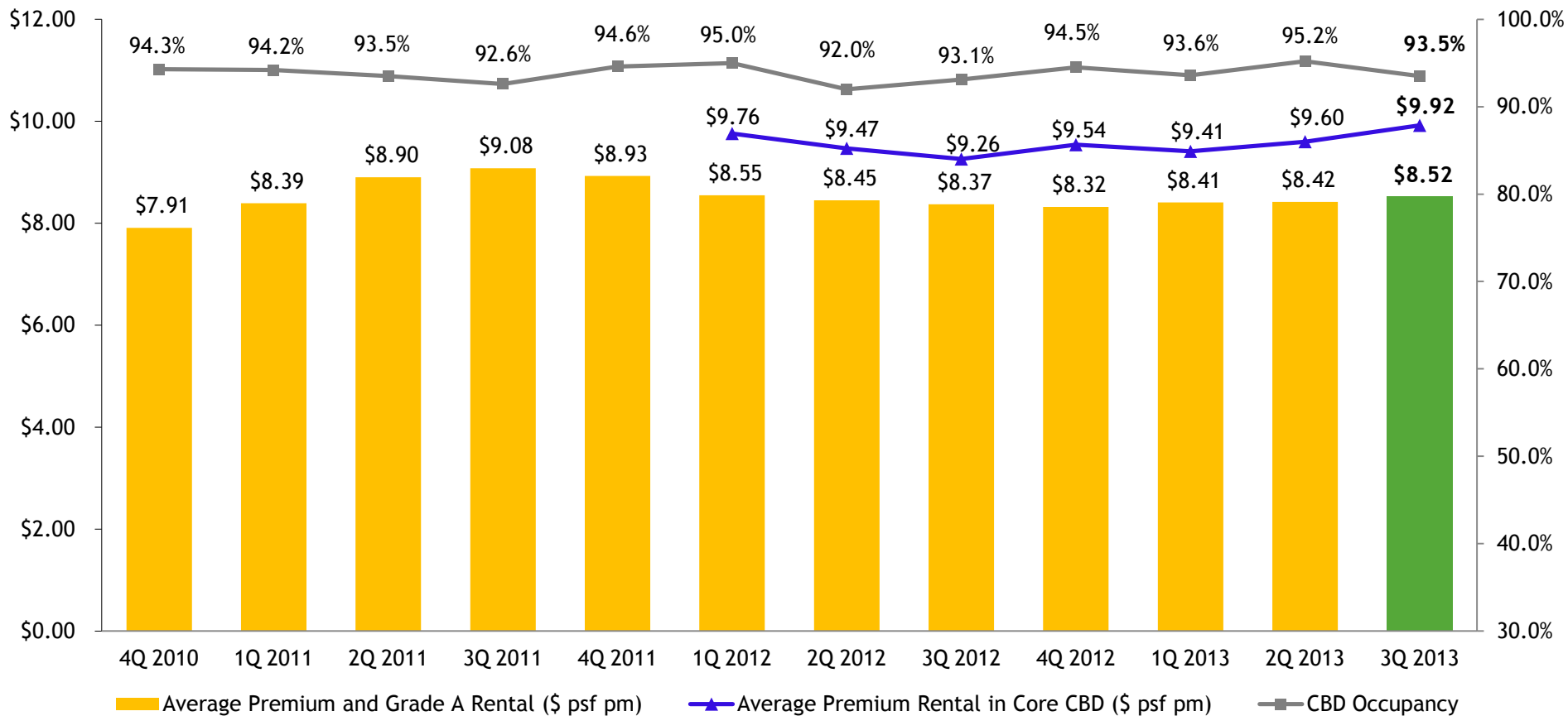
Top Ten Tenants



Market Review and Outlook



- Singapore's office leasing market is expected to improve on the back of brighter economic prospects
- Buildings with large and efficient floor plates continue to attract tenants
- Landlords should see more examples of flight-to-quality



Singapore

- Singapore's growth outlook for the whole of 2013 has been revised up from 1%-3% to 2.5%-3.5%
- Singapore retained its position as the most competitive city in Asia for the 3rd consecutive year for its world-class infrastructure and high level of productivity of the economy
- Besides expansion of space by existing occupiers within the CBD, demand also came from tenants outside of the CBD
- Net absorption in 3Q 2013 increased to approximately 350,000 sf

Economic and Office Market Outlook



Australia

- The RBA cut interest rates in August to 2.5% in a bid to boost export earnings and ease competitive pressures on the domestic industry
- The Liberal-National coalition pledged to cut taxes and invest in new infrastructure, boosting consumer and business confidence
- Centralisation of operations and ongoing flight-to-quality held up CBD office demand in Australia

Economic and Office Market Outlook



Additional Information



Bugis Junction Towers

Portfolio Information

More than **92%** of the Singapore portfolio is located in the **Raffles Place and Marina Bay precincts**.

	Ocean Financial Centre	MBFC Phase 1 ⁽⁴⁾	One Raffles Quay ⁽⁴⁾	Prudential Tower	Bugis Junction Towers
Description	43-storey premium Grade A office tower	A pair of 33 and 50 storey premium Grade A office towers and subterranean mall	A pair of 50 and 29 storey premium Grade A office towers	30-storey Grade A office tower	15-storey Grade A office tower
Attributable NLA (sf)	885,450	581,902	444,668	221,333	244,976
Ownership	99.9%	33.3%	33.3%	92.8%	100.0%
Number of tenants ⁽¹⁾	44	86	33	39	12
Principal tenants	ANZ, BNP Paribas, Drew & Napier LLC	Barclays Capital, BHP Billiton, Standard Chartered Bank	Royal Bank of Scotland, Deutsche Bank, UBS	Prudential Assurance Company, UniCredit Bank, Kumon Asia & Oceania	IE Singapore, InterContinental Hotels Group, Keppel Land
Tenure	99 years expiring 13 Dec 2110	99 years expiring 10 Oct 2104	99 years expiring 12 Jun 2100	99 years expiring 14 Jan 2095	99 years expiring 9 Sep 2089
Valuation ⁽²⁾ (\$ million)	2,377.0 ⁽³⁾	1,528.0	1,137.3	489.7	455.0
Committed occupancy	98.8%	100.0%	100.0%	100.0%	100.0%

(1) Tenants with multiple leases accounted as one tenant.

(2) Valuation as at 31 December 2012 based on Keppel REIT's interest in the respective properties unless otherwise stated.

(3) Valuation as at 28 December 2012.

(4) Refers to Keppel REIT's one-third interest in Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall, and a one-third interest in One Raffles Quay.

Portfolio Information

	8 Chifley Square, Sydney	77 King Street, Sydney	8 Exhibition Street, Melbourne	275 George Street, Brisbane	Office Tower to be built at the Old Treasury Building site, Perth
Description	34-storey Grade A office tower	18-storey Grade A office tower	35-storey Grade A office tower	30-storey Grade A office tower	35-storey Grade A office tower scheduled for completion in 2H 2015
Attributable NLA (sf)	102,893	147,980	241,807	224,688	165,685
Ownership	50.0%	100.0%	50.0%	50.0%	50.0%
Number of tenants ⁽¹⁾	5	15	14	8	1
Principal tenants	Corrs Chambers Westgarth, QBE Insurance Group, Quantum ⁽²⁾	Apple, Facebook, Capgemini Australia	Ernst & Young, UBS, Qantas Airways	Queensland Gas Company, Telstra Corporation	Government of Western Australia ⁽²⁾
Tenure	99 years expiring 5 Apr 2105	Freehold	Freehold	Freehold	99 years ⁽⁶⁾
Valuation (S\$ million)	186.3 ⁽³⁾	140.6 ⁽⁴⁾	187.8 ⁽⁵⁾	218.0 ⁽⁴⁾	193.4 ⁽⁷⁾
Committed occupancy	70.0%	95.1%	100.0%	100.0%	98.2%

(1) Tenants with multiple leases accounted as one tenant

(2) Pre-committed leases.

(3) Valuation as at 31 December 2012 based on completed basis and based on the exchange rate of A\$1 = S\$1.172.

(4) Valuation as at 31 December 2012 based on Keppel REIT's interest in the respective properties unless otherwise stated and based on the exchange rate of A\$1 = S\$1.172.

(5) Based on purchase price of A\$160.2 million and based on the exchange rate of A\$1 = S\$1.172

(6) The 99 year leasehold tenure will commence on the date of practical completion of the property.

(7) Based on purchase price of A\$165 million and based on the exchange rate of A\$1 = S\$1.172, as the valuation of the property which is under construction has not been performed.



<http://www.keppelreit.com>

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Prudential Tower