

**Keppel REIT**

# NH-DBS Singapore REITs Corporate Day Seoul 2023

14 March 2023



# Outline

|                          |    |
|--------------------------|----|
| ■ FY 2022 Key Highlights | 3  |
| ■ Financial Results      | 5  |
| ■ Portfolio Review       | 9  |
| ■ Market Review          | 18 |
| ■ Additional Information | 23 |

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## 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

# FY 2022 Key Highlights

\$10 million of the Anniversary Distribution will be distributed in March 2023<sup>(1)</sup>



Higher Distribution to Unitholders

**\$220.9m**

Up 4.1% y-o-y

Healthy Aggregate Leverage

**38.4%**

As at 31 Dec 2022

All-in interest rate

**2.29% p.a.**

Increased borrowings on fixed rate from 72% as at 30 Sep 2022 to 76% as at 31 Dec 2022



High Portfolio Occupancy

**96.3%**

As at 31 Dec 2022

Long Portfolio WALE

**6.0 years**

Top 10 tenants' WALE at 10.5 years

As at 31 Dec 2022

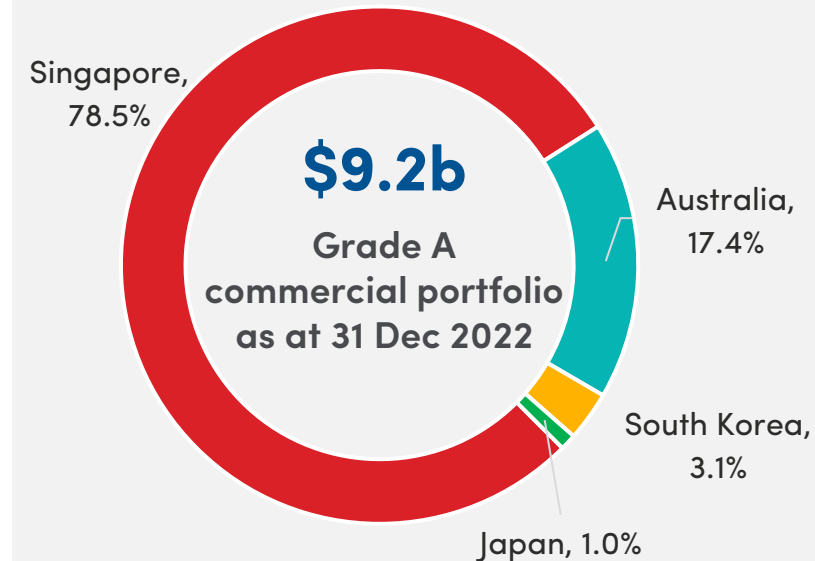
Achieving New ESG Milestone

**100%**

Operational properties are green certified<sup>(2)</sup>  
T Tower achieved LEED Platinum Certification

## Pan-Asian Portfolio with Income Resilience

Anchored in key business districts of Singapore, Australia, South Korea and Japan



(1) As announced on 25 October 2022, to celebrate Keppel REIT's 20th anniversary, a total of \$100 million of Anniversary Distribution will be distributed over 5 years. \$20 million will be distributed annually with such distribution to be made semi-annually.

(2) Blue & William, which is currently under development, is designed to achieve the 5 Star Green Star Design and As Built Rating by the Green Building Council of Australia upon completion and the 5.5 Stars NABERS energy rating.

# Sustainable and Future Ready Portfolio with ESG Excellence



T Tower, Seoul



## 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

- iEdge SG ESG Transparency Index and ESG Leaders Index
- iEdge-UOB APAC Yield Focus Green REIT Index
- Morningstar Singapore REIT Yield Focus Index
- Solactive CarbonCare Asia Pacific Green REIT Index



## Green Credentials and Green Financing

- 100% of operational properties are **green certified** after T Tower obtained LEED Platinum Certification. Blue & William, which is currently under development, is designed to achieve the 5 Star Green Star Design and As Built Rating by the Green Building Council of Australia upon completion and the 5.5 Stars NABERS energy rating
- All Singapore office assets have maintained **BCA Green Mark Platinum** certification
- NABERS energy rating for Victoria Police Centre has improved from 4.5 stars to 5 stars; Majority of the operational Australian assets achieved 5 Stars and above in the **NABERS Energy** rating
- **Fully powered by renewable energy:** Keppel Bay Tower, 8 Exhibition Street and Victoria Police Centre
- **Carbon neutral:** 8 Exhibition Street and Victoria Police Centre
- Approximately 50% of Keppel REIT's total borrowings are **green**

# Financial Results

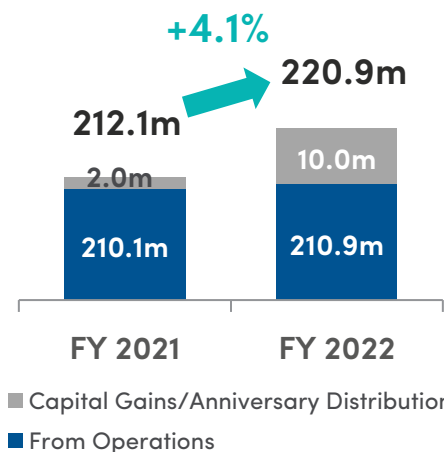
Pinnacle Office Park,  
Sydney



# FY 2022 Distribution to Unitholders Increased 4.1%

- FY 2022 Distribution to Unitholders increased 4.1% year-on-year to \$220.9m, which included the first tranche of the Anniversary Distribution of \$10m<sup>(1)</sup>
- 2H 2022 DPU grew 2.4% year-on-year to 2.95 cents; FY 2022 DPU increased 1.7% to 5.92 cents

## Distribution to Unitholders (\$m)



|   | 2H 2022 | 2H 2021 | + / (-) | FY 2022 | FY 2021 | + / (-) |
|---|---------|---------|---------|---------|---------|---------|
| Property Income <sup>(2)</sup>                    | 109.5m  | 110.8m  | (1.2%)  | 219.3m  | 216.6m  | +1.2%   |
| Net Property Income (NPI)                         | 86.5m   | 88.2m   | (1.9%)  | 175.9m  | 172.5m  | +2.0%   |
| Less: Attributable to Non-controlling Interests   | (8.5m)  | (8.3m)  | +2.7%   | (17.0m) | (16.7m) | +1.7%   |
| NPI Attributable to Unitholders                   | 78.0m   | 79.9m   | (2.4%)  | 158.9m  | 155.8m  | +2.0%   |
| Interest Income <sup>(3)</sup>                    | 16.2m   | 7.7m    | +109.0% | 25.3m   | 15.6m   | +61.9%  |
| Share of Results of Associates <sup>(4)</sup>     | 33.2m   | 42.3m   | (21.6%) | 77.8m   | 89.0m   | (12.6%) |
| Share of Results of Joint Ventures <sup>(5)</sup> | 11.2m   | 14.2m   | (20.9%) | 22.9m   | 29.6m   | (22.5%) |
| Distributable income from operations              | 100.4m  | 104.4m  | (3.8%)  | 210.9m  | 210.1m  | 0.4%    |
| Capital gains distribution                        | -       | 2.0m    | N.m.    | -       | 2.0m    | N.m.    |
| Anniversary distribution                          | 10.0m   | -       | N.m.    | 10.0m   | -       | N.m.    |
| Distribution to Unitholders                       | 110.4m  | 106.4m  | +3.7%   | 220.9m  | 212.1m  | +4.1%   |
| DPU (cents)                                       | 2.95    | 2.88    | +2.4%   | 5.92    | 5.82    | +1.7%   |

## 2H 2022 Distribution Timetable

**Ex-Date:** Fri, 3 Feb 2023

**Record Date:** Mon, 6 Feb 2023

**Payment Date:** Wed, 1 March 2023

(1) As announced on 25 October 2022, to celebrate Keppel REIT's 20th anniversary, a total of \$100 million of Anniversary Distribution will be distributed over 5 years. \$20 million will be distributed annually with such distribution to be made semi-annually.

(2) Property income 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, T Tower, Keppel Bay Tower after it was acquired on 18 May 2021, KR Ginza II after it was acquired on 30 Nov 2022 and 50% interest in 275 George Street before it was divested on 30 Jul 2021.

(3) Consist mainly of interest income from advances to associates.

(4) Share of results of associates relates to Keppel REIT's one-third interests in One Raffles Quay and Marina Bay Financial Centre.

(5) Share of results of joint ventures relates to Keppel REIT's 50% interests in 8 Chifley Square and David Malcolm Justice Centre.

# Healthy Balance Sheet

|  | As at 31 Dec 2022 | As at 31 Dec 2021 | + / (-) |
|--|-------------------|-------------------|---------|
| <b>Deposited Property<sup>(1)</sup></b>    | \$9,395m          | \$9,085m          | +3.4%   |
| <b>Total Assets</b>                        | \$8,881m          | \$8,488m          | +4.6%   |
| <b>Borrowings<sup>(2)</sup></b>            | \$3,606m          | \$3,485m          | +3.5%   |
| <b>Total Liabilities</b>                   | \$3,016m          | \$2,898m          | +4.1%   |
| <b>Unitholders' Funds</b>                  | \$5,119m          | \$4,866m          | +5.2%   |
| <b>Adjusted NAV per Unit<sup>(3)</sup></b> | \$1.34            | \$1.29            | +3.9%   |

(1) Included interests in associates and joint ventures.

(2) Included deferred borrowings and borrowings accounted for at the level of associates and excluded the unamortised portion of upfront fees in relation to the borrowings.

(3) Adjusted NAV per Unit as at 31 Dec 2022 excluded the distributions to be paid in Mar 2023 (for 2H 2022). Adjusted NAV per Unit as at 31 Dec 2021 excluded the distributions paid in Mar 2022 (for 2H 2021).

# Prudent Capital Management

- Maintained a healthy aggregate leverage of 38.4%
- Increased borrowings on fixed rates from 72% as at 30 Sep 2022 to 76% as at 31 Dec 2022
- AUD, KRW and JPY denominated loans formed ~20%, ~4% and ~3% of total portfolio borrowings<sup>(1)</sup> respectively
- 50% of the total borrowings are maintained as sustainability-focused funding<sup>(1)</sup>
- In Jan 2023, \$486m of loans maturing in 2023 have been refinanced

(1) This includes Keppel REIT's share of external borrowings accounted for at the level of associates.

(2) Refers to changes to SOR/SORA/BBSW for applicable loans on floating rates.

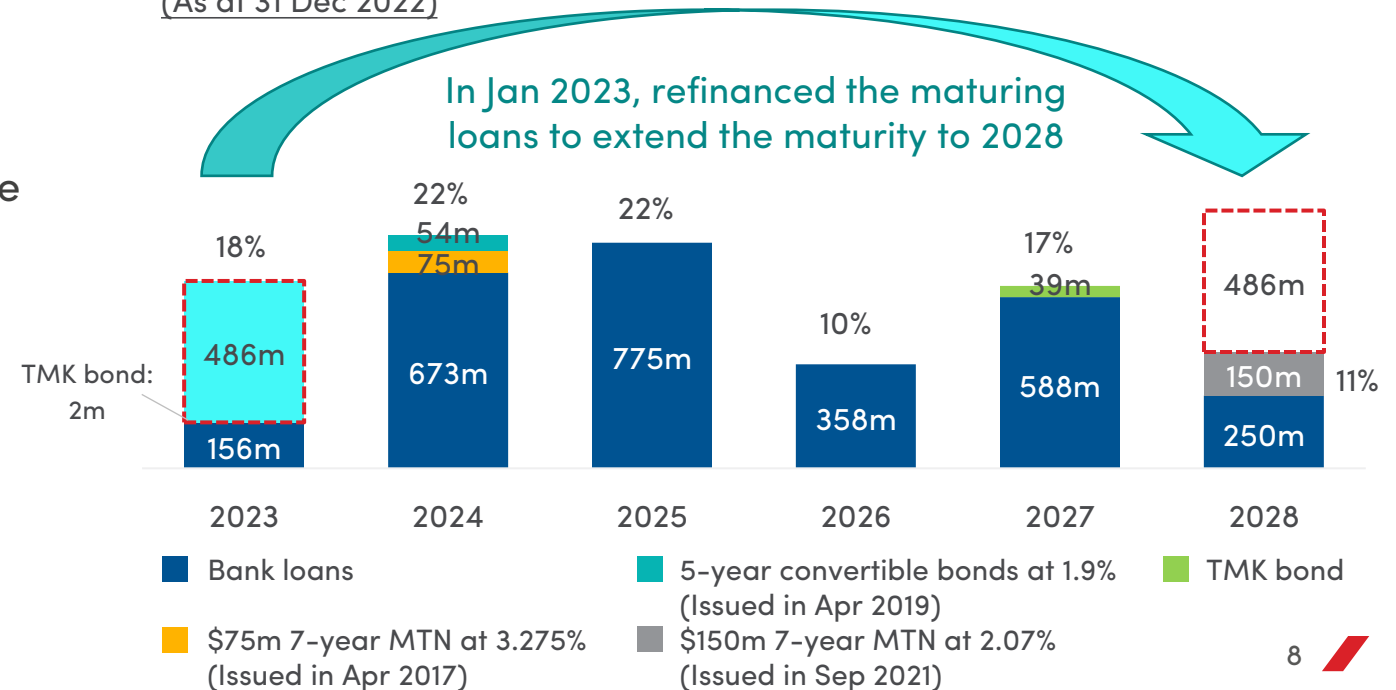
(3) Computed based on DPU of 5.92 cents for FY 2022.

As at 31 Dec 2022

|  |   |
|--|---|
| Interest Coverage Ratio                      | 3.3x  |
| All-in Interest Rate                         | 2.29% p.a.  |
| Aggregate Leverage                           | 38.4%   |
| Weighted Average Term to Maturity            | 2.7 years   |
| Borrowings on Fixed Rates                    | 76%   |
| Sensitivity to Interest Rates <sup>(2)</sup> | +50 bps =<br>~0.11 cents/~1.9% <sup>(3)</sup> ↓ in DPU p.a. |

## Debt Maturity Profile

(As at 31 Dec 2022)





# Portfolio Review

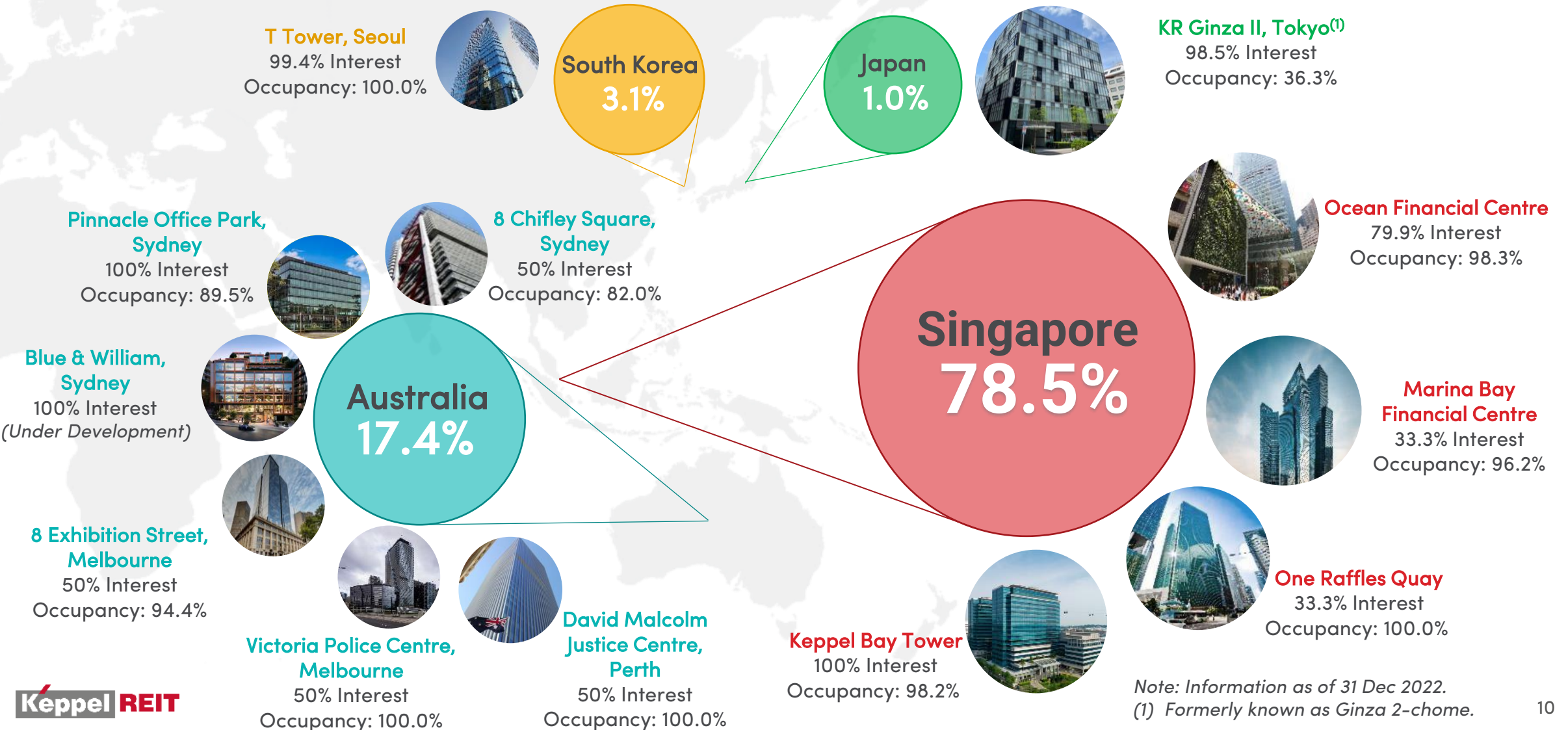
Ocean Financial Centre,  
Singapore

Photo Credit: Central Narcotics Bureau



# Diversified Pan-Asian Portfolio of Prime Commercial Assets

**\$9.2b** portfolio of prime quality assets anchored across different markets enhance **income stability and long-term growth opportunities**



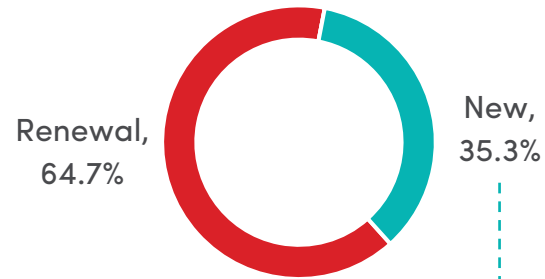
Note: Information as of 31 Dec 2022.  
 (1) Formerly known as Ginza 2-chome.

# FY 2022 Portfolio Performance

Leases Committed by Geography<sup>(1)</sup>



Leases Committed by Type<sup>(1)</sup>



Total Leases Committed  
**~1,829,600 sf**  
 (Attributable ~909,500 sf)

Retention Rate  
**78%**

**New leasing demand and expansions from:**

|  |       |
|--|-------|
| Technology, media and telecommunications       | 22.2% |
| Manufacturing and distribution                 | 19.4% |
| Banking, insurance and financial services      | 18.8% |
| Real estate and property services              | 9.7%  |
| Legal Services                                 | 8.7%  |
| Energy, natural resources, shipping and marine | 4.4%  |
| Retail and F&B                                 | 2.2%  |
| Accounting and consultancy services            | 2.1%  |
| Others   | 8.1%  |

**As at 31 Dec 2022:**

**96.3%**

Portfolio committed occupancy

**10.5 years**

Top 10 tenants' WALE

**6.0 years**

Portfolio WALE

- Singapore portfolio: 2.9 years
- Australia portfolio: 12.8 years
- South Korea portfolio: 3.4 years
  - Japan portfolio: 3.2 years

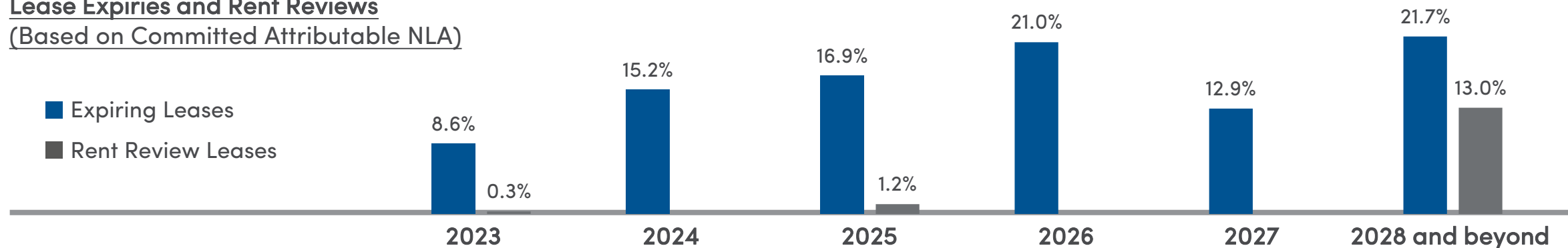
(1) Based on committed attributable area.

# Well-spread Lease Expiry Profile

- Average signing rent for Singapore office leases<sup>(1)</sup> concluded in FY 2022 was **\$11.54 psf pm**, reflecting steady demand for prime office space
- Average expiring rents of Singapore office leases<sup>(2)</sup> (psf pm): **\$11.43** in 2023, **\$11.03** in 2024 and **\$11.11** in 2025

## Lease Expiries and Rent Reviews

(Based on Committed Attributable NLA)



## Lease Expiries and Rent Reviews (Based on Committed Attributable Gross Rent)

|                    |      |       |       |       |       |       |
|--------------------|------|-------|-------|-------|-------|-------|
| Expiring leases    | 8.7% | 18.1% | 20.6% | 18.8% | 13.8% | 20.0% |
| Rent review leases | 0.4% | -     | 1.4%  | -     | -     | 10.8% |

## Geographic Breakdown of Expiries and Rent Reviews<sup>(3)</sup>

|             |      |       |       |       |      |       |
|-------------|------|-------|-------|-------|------|-------|
| Singapore   | 5.7% | 13.6% | 15.6% | 13.1% | 9.3% | 5.7%  |
| Australia   | 1.7% | 1.5%  | 2.0%  | 6.9%  | 1.8% | 28.2% |
| South Korea | 1.5% | 0.1%  | 0.2%  | 1.0%  | 1.8% | 0.8%  |
| Japan       | -    | -     | 0.3%  | -     | -    | <0.1% |

(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.

(3) Based on committed attributable area.

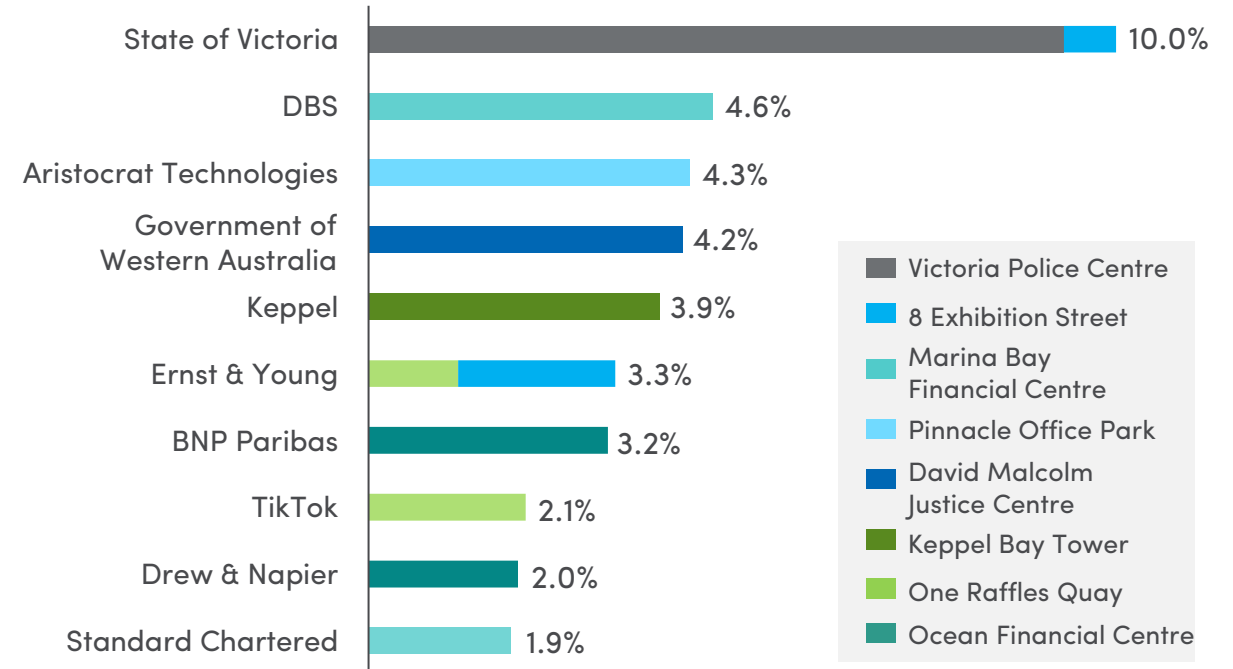
# Established and Diversified Tenant Base

- Keppel REIT has a diversified tenant base of 422<sup>(1)</sup> tenants, many of which are established blue-chip corporations

- Top 10 tenants take up 39.5% of NLA and contribute 34.0% of gross rent

| Tenant Business Sector                         | %           |
|--|-------------|
| Banking, insurance and financial services      | 27.9%       |
| Government agency                              | 14.8%       |
| Technology, media and telecommunications       | 14.3%       |
| Manufacturing and distribution                 | 7.7%        |
| Legal  | 7.3%        |
| Energy, natural resources, shipping and marine | 6.9%        |
| Real estate and property services              | 6.6%        |
| Accounting and consultancy services            | 5.1%        |
| Services                                       | 3.2%        |
| Retail and food & beverage                     | 2.7%        |
| Others   | 3.5%        |
| <b>Total</b>                                   | <b>100%</b> |

## Top 10 Tenants



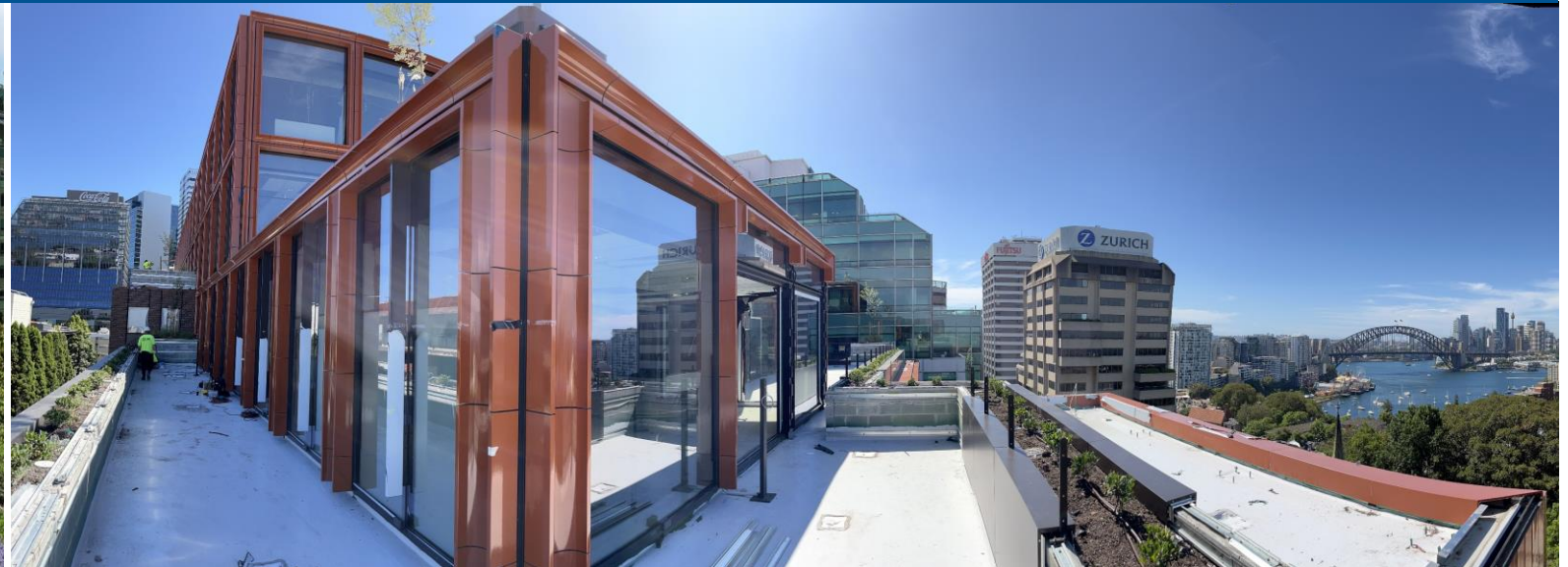
# Blue & William Secured First Anchor Tenant

- Blue & William secured its first anchor tenant, Equifax, a global data, analytics and technology company
- Equifax will occupy ~4,350 sqm, ~1/3 of the building's NLA
- Blue & William on track to complete by mid-2023 and Equifax will move in from late 2023
- In negotiation with a few prospective tenants for the remaining space

## Progress photos of the construction of Blue & William



Blue & William's distinct terracotta façade



Outdoor terraces that offer panoramic views of the Sydney Harbour Bridge

# Increase in Singapore Portfolio Valuations

| Valuation based on attributable interest        | 30 Jun 2022  | 31 Dec 2022        | Variance         |            | 31 Dec 2022 | Cap Rate |
|---|--|--------------------|------------------|------------|-------------|----------|
|   |  |                    | S\$              | %          |             |          |
| Ocean Financial Centre<br>(79.9% interest)      | S\$2,086.2m  | S\$2,140.5m        | S\$54.3m         | 2.6        | S\$3,067psf | 3.40%    |
| Marina Bay Financial Centre<br>(33.3% interest) | Towers 1 & 2, and<br>MBLM <sup>(1)</sup> : S\$1,711.0m | S\$1,757.0m        | S\$46.0m         | 2.7        | S\$3,057psf | 3.30%    |
|   | Tower 3: S\$1,285.0m                                   | S\$1,310.0m        | S\$25.0m         | 1.9        | S\$2,948psf | 3.25%    |
| One Raffles Quay<br>(33.3% interest)            | S\$1,269.0m  | S\$1,282.0m        | S\$13.0m         | 1.0        | S\$2,905psf | 3.50%    |
| Keppel Bay Tower<br>(100% interest)             | S\$685.0m  | S\$710.0m          | S\$25.0m         | 3.6        | S\$1,838psf | 3.55%    |
| <b>Singapore Portfolio</b>                      | <b>S\$7,036.2m</b>                                     | <b>S\$7,199.5m</b> | <b>S\$163.3m</b> | <b>2.3</b> |             |          |

# Overall Increase in Overseas Property Valuations

- Valuation for Blue & William increased by 16.0% due to construction progress

| Valuation based on Keppel REIT's interest                           | Local Currency (A\$/KRW/JPY) |                    |                 |            | S\$                |                    |                   |              | 31 Dec 2022      | Cap Rate (%)        |
|---|------------------------------|--------------------|-----------------|------------|--------------------|--------------------|-------------------|--------------|------------------|---------------------|
|   | 30 Jun 2022                  | 31 Dec 2022        | A\$/KRW/JPY     | %          | 30 Jun 2022        | 31 Dec 2022        | S\$               | %            |                  |                     |
| <b>8 Chifley Square<sup>(1)</sup></b><br>(50% interest)             | A\$235.0m                    | A\$227.5m          | A\$(7.5m)       | (3.2)      | S\$231.5m          | S\$209.2m          | S\$(22.3m)        | (9.6)        | A\$23,534<br>psm | 4.75                |
| <b>Pinnacle Office Park<sup>(1)</sup></b><br>(100% interest)        | A\$313.0m                    | A\$305.0m          | A\$(8.0m)       | (2.6)      | S\$308.3m          | S\$280.5m          | S\$(27.8m)        | (9.0)        | A\$8,740<br>psm  | 5.38                |
| <b>Blue &amp; William<sup>(1, 2)</sup></b><br>(100% interest)       | A\$198.2m                    | A\$230.0m          | A\$31.8m        | 16.0       | S\$195.2m          | S\$211.5m          | S\$16.3m          | 8.3          | n.a.             | 4.63                |
| <b>8 Exhibition Street<sup>(1, 3)</sup></b><br>(50% interest)       | A\$298.6m                    | A\$304.7m          | A\$6.1m         | 2.0        | S\$294.2m          | S\$280.2m          | S\$(13.9m)        | (4.7)        | A\$13,436<br>psm | 5.13 <sup>(4)</sup> |
| <b>Victoria Police Centre<sup>(1)</sup></b><br>(50% interest)       | A\$420.0m                    | A\$430.0m          | A\$10.0m        | 2.4        | S\$413.7m          | S\$395.5m          | S\$(18.3m)        | (4.4)        | A\$12,709<br>psm | 4.25                |
| <b>David Malcolm Justice Centre<sup>(1)</sup></b><br>(50% interest) | A\$237.5m                    | A\$241.0m          | A\$3.5m         | 1.5        | S\$234.0m          | S\$221.6m          | S\$(12.3m)        | (5.3)        | A\$15,461<br>psm | 5.50                |
| <b>Australia Portfolio</b>  | <b>A\$1,702.3m</b>           | <b>A\$1,738.2m</b> | <b>A\$35.9m</b> | <b>2.1</b> | <b>S\$1,676.9m</b> | <b>S\$1,598.6m</b> | <b>S\$(78.3m)</b> | <b>(4.7)</b> |                  |                     |
| <b>T Tower<sup>(5)</sup></b><br>(99.4% interest)                    | KRW 274.6b                   | KRW 275.9b         | KRW 1.3b        | 0.5        | S\$304.5m          | S\$286.4m          | S\$(18.2m)        | (6.0)        | KRW<br>22.1m/py  | 3.90                |
| <b>KR Ginza II<sup>(6)</sup></b><br>(98.5% interest)                | n.a.                         | JPY 9.0b           | n.a.            | n.a.       | n.a.               | S\$88.3m           | n.a.              | n.a.         | JPY 2.7m<br>psm  | 2.70                |
| <b>Total Portfolio</b>  |                              |                    |                 |            | <b>S\$9,017.6m</b> | <b>S\$9,172.8m</b> | <b>S\$155.1m</b>  | <b>1.7</b>   |                  |                     |

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\$0.9851 as at 30 Jun 2022 and A\$1=S\$0.9197 as at 31 Dec 2022.

(2) Under development and based on "as-is" valuation as at 30 Jun 2022 and 31 Dec 2022.

(3) Includes 100% interest in the three adjacent retail units.

(4) Refers to Keppel REIT's 50% interest in the office building.

(5) Based on the exchange rates of KRW 1,000 = S\$1.109 as at 30 Jun 2022 and KRW 1,000 = S\$1.038 as at 31 Dec 2022.

(6) Based on the exchange rate of JPY 100 = S\$0.9849 as at 31 Dec 2022.



# Advancing ESG Agenda



## Environmental Stewardship

>5% reduction in Scope 1 and 2 emissions<sup>1</sup>

>2% reduction in energy usage<sup>1</sup>

>20% reduction in water consumption<sup>1</sup>



## Responsible Business

100% of Keppel REIT's operational properties have achieved green certifications

Achieved 50% sustainability-focused funding since Jun 2022

No confirmed incident of fraud, corruption, bribery and non-compliance



## People and Community

All Singapore assets have achieved the WELL Health-Safety rating

Achieved >20 training hours per employee in FY 2022

Together with Keppel Capital, dedicated >1,000 hours to community outreach activities

# Market Review

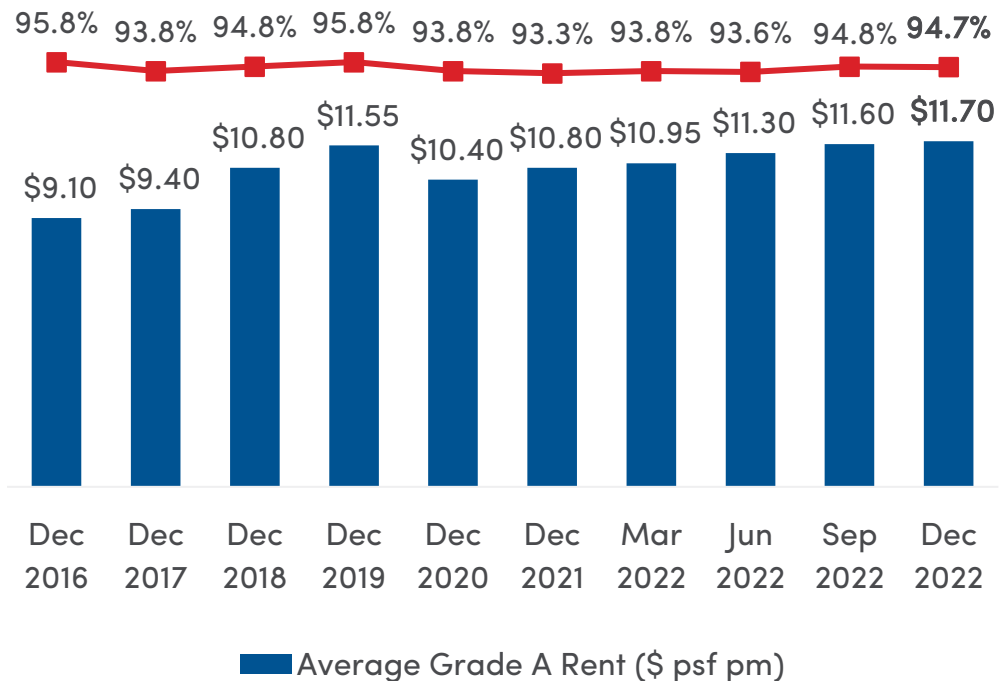
Marina Bay Financial Centre,  
Singapore



# Singapore Office Market

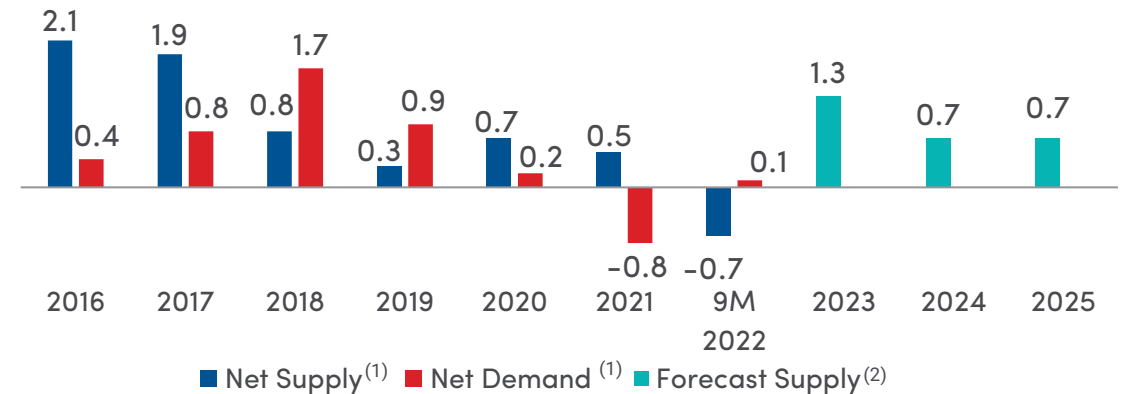
- Average core CBD Grade A office rents increased to \$11.70 psf pm and average occupancy in core CBD maintained at 94.7% in 4Q 2022

## Grade A Rent and Core CBD Occupancy



Source: CBRE, 4Q 2022.

## Demand and Supply (million sf)



| Key Upcoming Supply in CBD(2) |                              | sf        |
|-------------------------------|------------------------------|-----------|
| 2023                          | IOI Central Boulevard Towers | 1,258,000 |
| 2024                          | 333 North Bridge Road        | 40,000    |
|                               | Keppel Towers Redevelopment  | 613,500   |
| 2025                          | Shaw Tower Redevelopment     | 435,000   |
|                               | Newport Tower                | 262,600   |

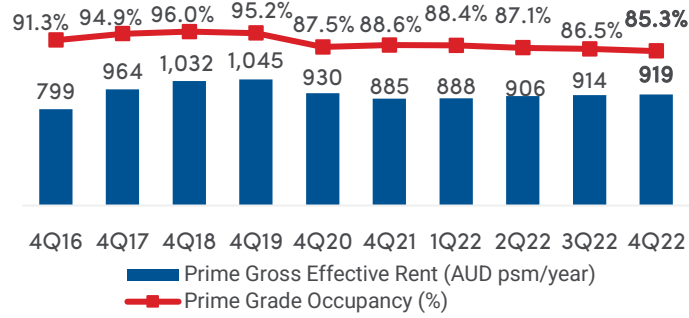
(1) Based on URA data on historical net demand and supply of office space in Downtown Core and Rest of Central Area as at 3Q 2022. Supply is calculated as net change of stock over the year and may include office stock removed from market due to demolitions or change of use.

(2) Based on CBRE data on CBD Core and CBD Fringe.

# Australia Office Market

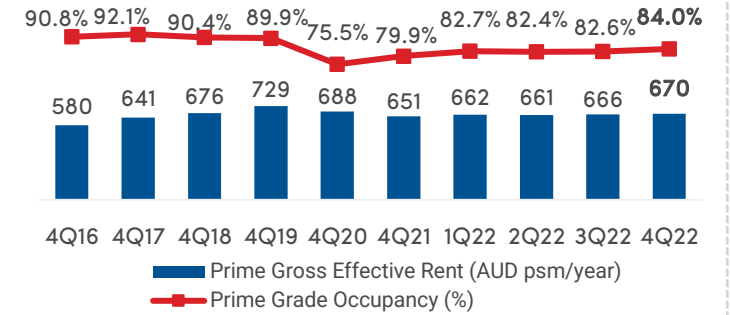
## Sydney CBD

Prime Grade occupancy decreased to 85.3%



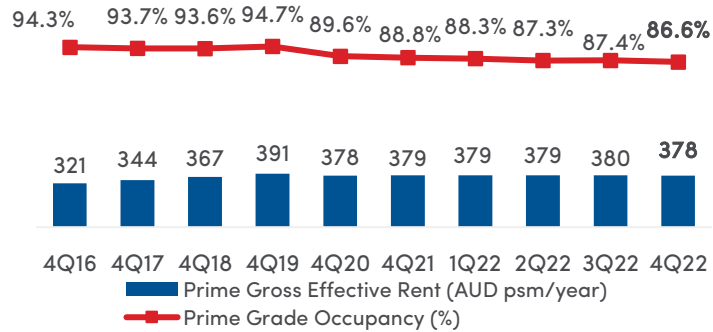
## North Sydney

Prime Grade occupancy increased to 84.0%



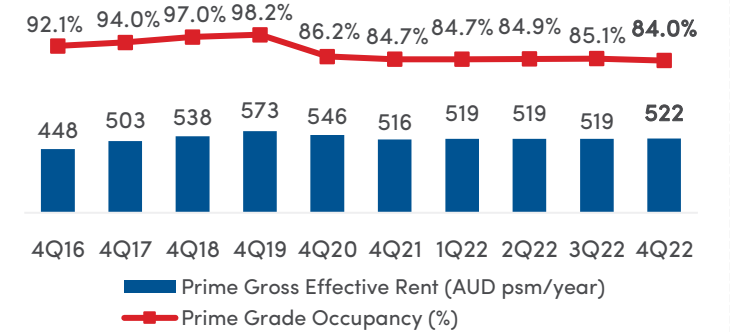
## Macquarie Park

Prime Grade occupancy decreased to 86.6%



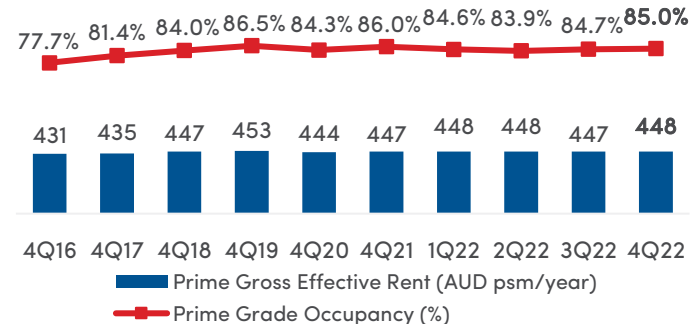
## Melbourne CBD

Prime Grade occupancy decreased to 84.0%



## Perth CBD

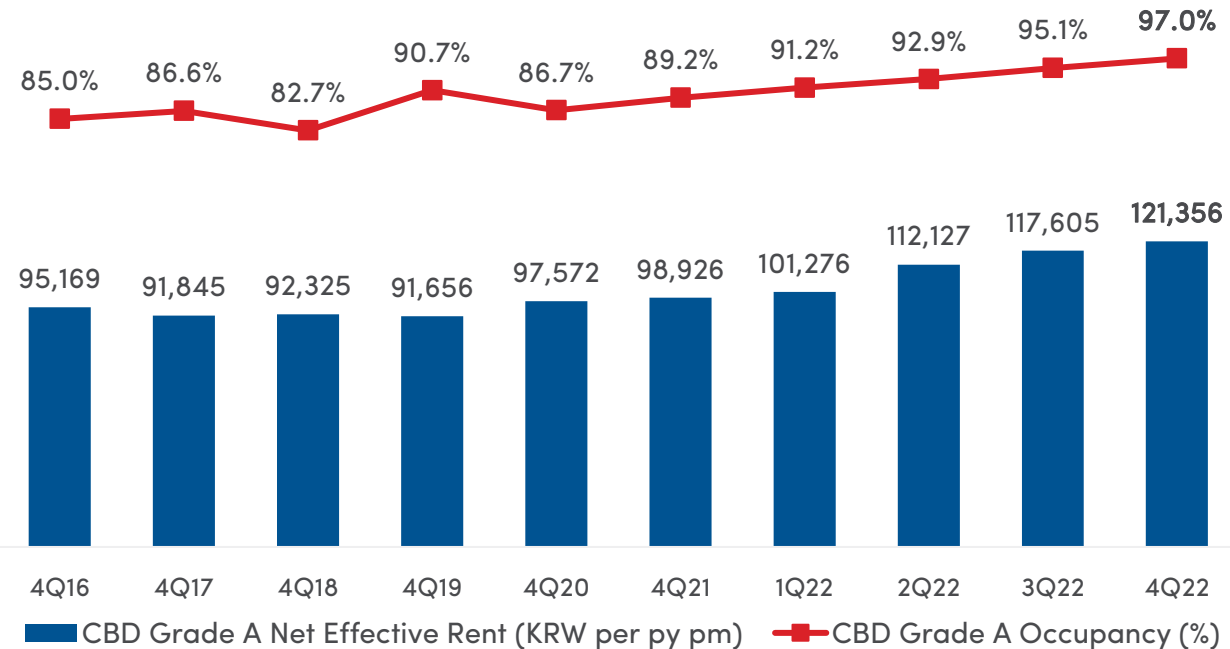
Prime Grade occupancy increased to 85.0%



# Seoul Office Market

- CBD Grade A occupancy increased to 97.0% in 4Q 2022

## CBD Grade A Rent and Occupancy



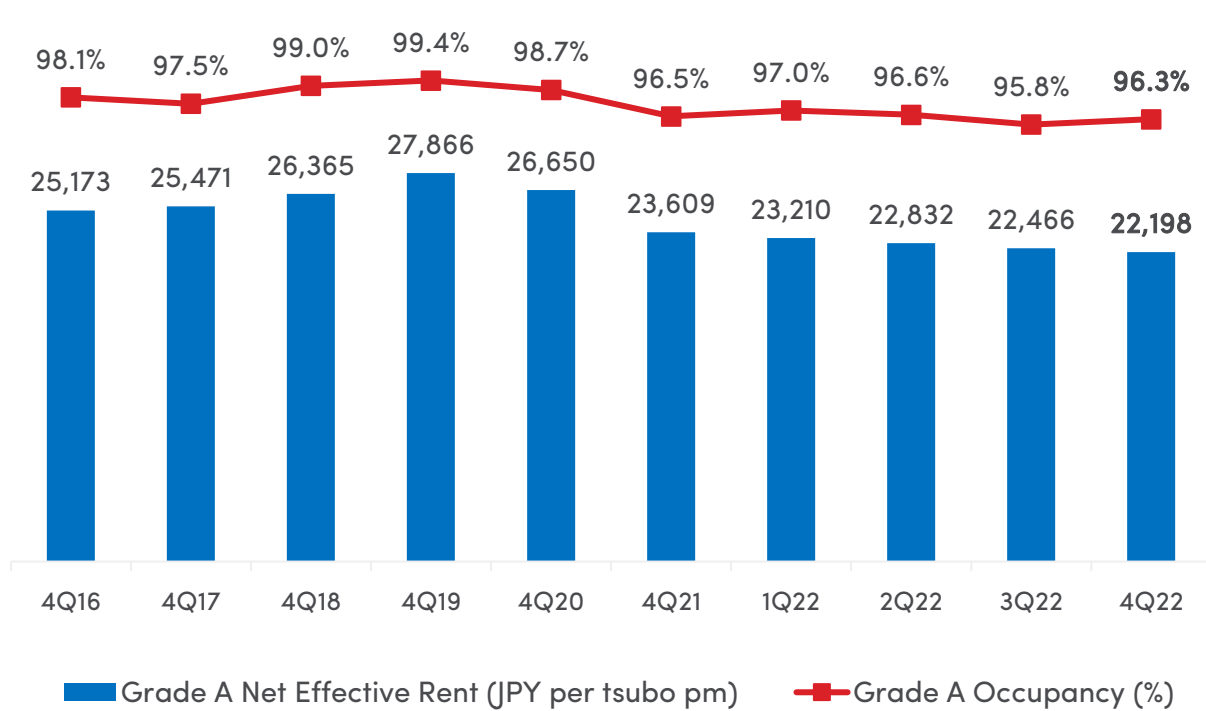
T Tower, Seoul

Source: JLL Research, 4Q 2022.

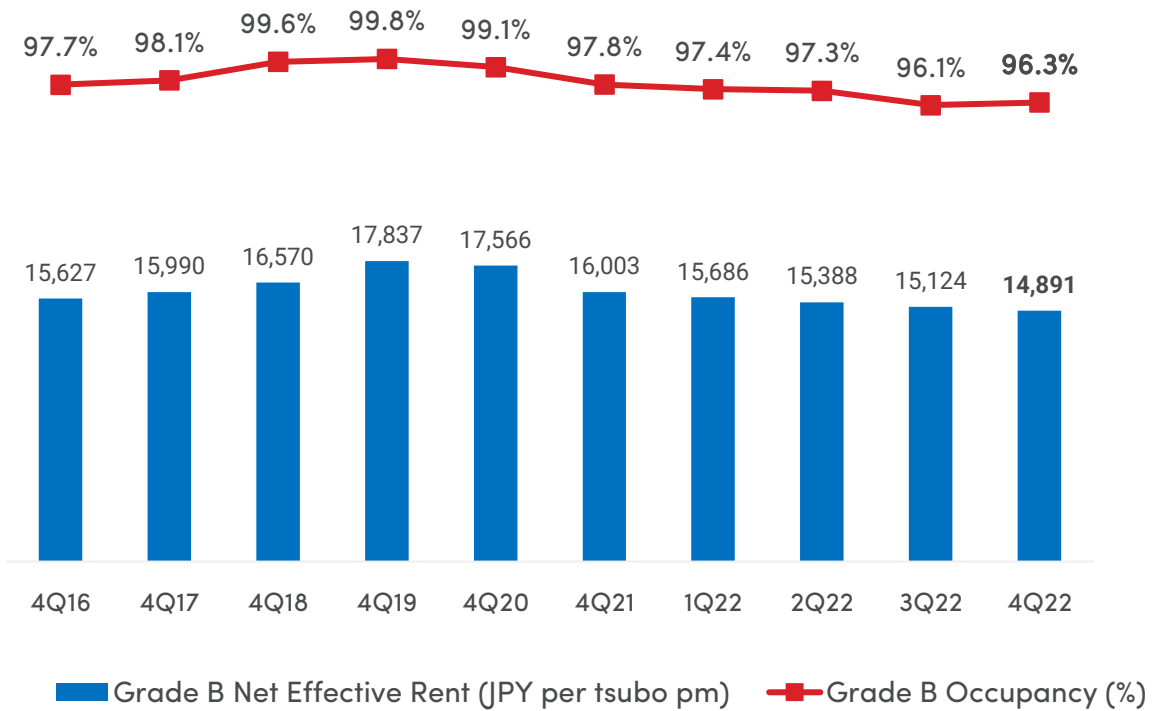
# Tokyo Office Market

- Occupancies for both Grade A and Grade B office in Tokyo central 5 wards increased to 96.3% in 4Q 2022

## Tokyo Central 5 Wards Grade A Rent and Occupancy



## Tokyo Central 5 Wards Grade B Rent and Occupancy



# Additional Information

Keppel Bay Tower,  
Singapore



# Committed to Delivering Stable Income & Sustainable Returns

## Portfolio Optimisation

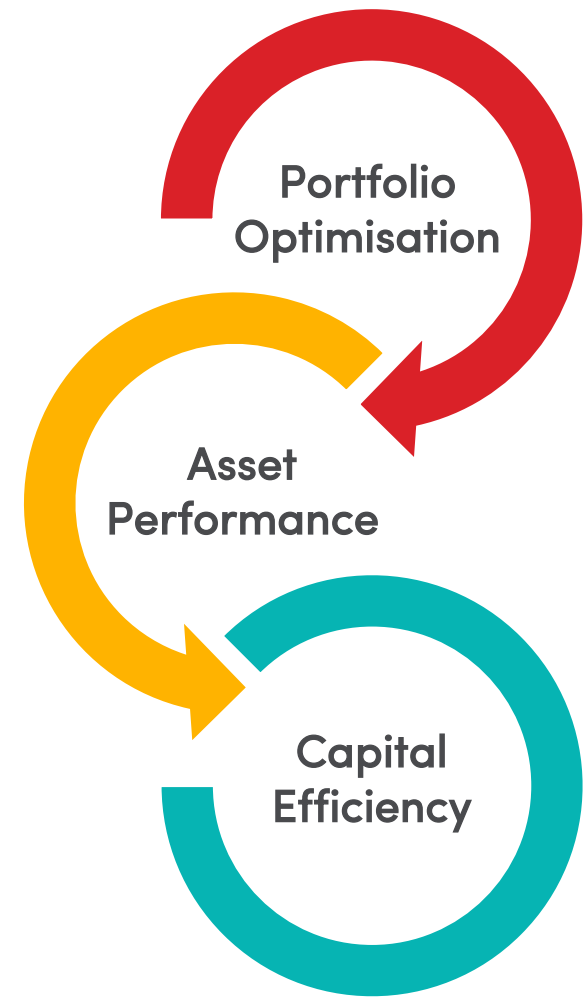
- Improve yield by enhancing Keppel REIT's portfolio of quality assets through strategic acquisitions and divestments
- Provide income stability and long-term capital appreciation of portfolio, anchored by prime CBD assets in Singapore and across different markets

## Asset Performance

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

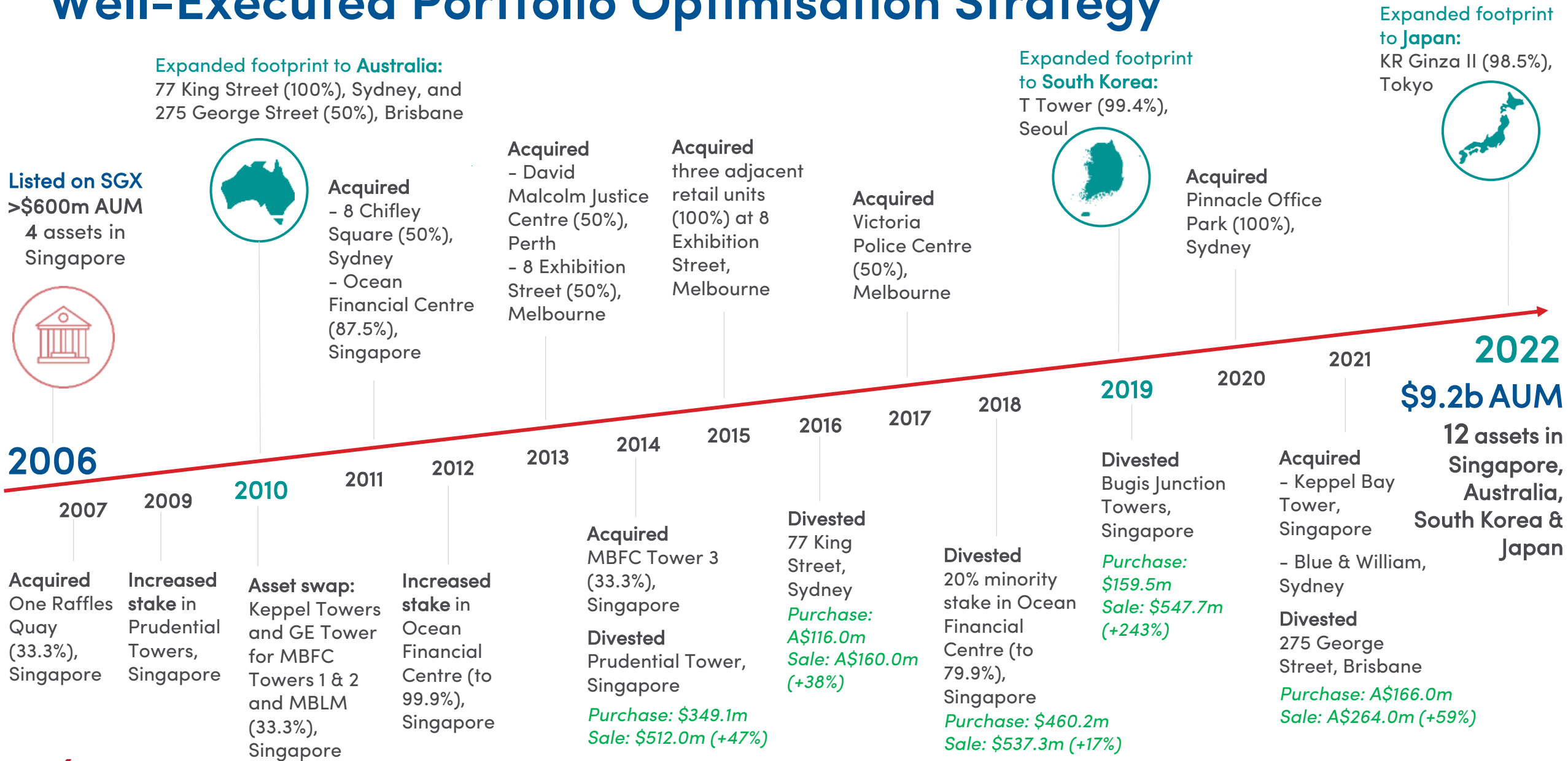
## Capital Efficiency

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





# Well-Executed Portfolio Optimisation Strategy

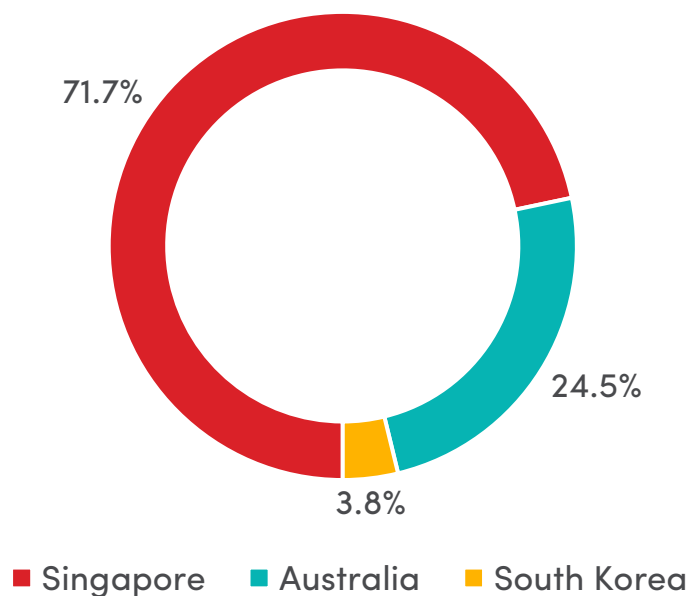


# To Distribute an Additional \$100m Over the Next Five Years to Celebrate Keppel REIT's 20th Listing Anniversary in 2026

- Accumulated capital gains through successful execution of portfolio optimisation since listing in 2006
- To celebrate Keppel REIT's 20th anniversary in 2026, we will distribute \$100m of Anniversary Distribution out of accumulated capital gains as an appreciation to Unitholders for their support
- Distribute \$20m annually, such distributions to be made semi-annually
- Keppel REIT will continue to drive its portfolio optimisation strategy to create value and deliver sustainable total returns to Unitholders

# Attributable NPI by Property

## Breakdown of Attributable NPI by Geography (For FY 2022)



|   | FY 2022<br>\$'000 | %            | FY 2021<br>\$'000 | %            |
|---|-------------------|--------------|-------------------|--------------|
| <b>Ocean Financial Centre</b>             | 67,127            | 21.2         | 65,965            | 20.8         |
| <b>Marina Bay Financial Centre</b>        | 92,977            | 29.4         | 94,133            | 29.6         |
| <b>One Raffles Quay</b>                   | 39,587            | 12.5         | 35,453            | 11.2         |
| <b>Keppel Bay Tower<sup>(1)</sup></b>     | 27,194            | 8.6          | 16,493            | 5.2          |
| <b>8 Chifley Square</b>                   | 6,652             | 2.1          | 12,449            | 3.9          |
| <b>Pinnacle Office Park<sup>(2)</sup></b> | 15,083            | 4.8          | 16,958            | 5.3          |
| <b>8 Exhibition Street</b>                | 11,976            | 3.8          | 11,602            | 3.7          |
| <b>Victoria Police Centre</b>             | 27,165            | 8.6          | 28,421            | 8.9          |
| <b>275 George Street<sup>(3)</sup></b>    | -                 | -            | 5,517             | 1.7          |
| <b>David Malcolm Justice Centre</b>       | 16,257            | 5.2          | 17,141            | 5.4          |
| <b>T Tower</b>                            | 12,058            | 3.8          | 13,569            | 4.3          |
| <b>KR Ginza II<sup>(4)</sup></b>          | 64                | n.m.         | -                 | -            |
| <b>Total</b>                              | <b>316,140</b>    | <b>100.0</b> | <b>317,701</b>    | <b>100.0</b> |

(1) Acquired on 18 May 2021. Includes rental support of \$1.7mil for FY 2022 and \$0.7mil for FY 2021.

(2) Includes rental support of \$1.9mil for FY 2021.

(3) Divested on 30 July 2021.

(4) Acquired on 30 November 2022.

# Portfolio Information: Singapore

| <u>As at</u><br>31 Dec 2022        | Ocean Financial Centre                                 | Marina Bay Financial Centre <sup>(4)</sup>                                       | One Raffles Quay                           | Keppel Bay Tower                                   |
|------------------------------------|--|--|--|--|
| Attributable NLA                   | 697,855 sf   | 1,019,159 sf   | 441,496 sf                                 | 386,223 sf   |
| Ownership                          | 79.9%  | 33.3%  | 33.3%                                      | 100.0%   |
| Principal tenants <sup>(1)</sup>   | BNP Paribas,<br>Drew & Napier,<br>The Executive Centre | DBS Bank,<br>Standard Chartered Bank,<br>HSBC                                    | TikTok,<br>Deutsche Bank,<br>Ernst & Young | Keppel Group,<br>Pacific Refreshments,<br>BMW Asia |
| Tenure                             | 99 years expiring<br>13 Dec 2110                       | 99 years expiring<br>10 Oct 2104 <sup>(5)</sup> and<br>7 Mar 2106 <sup>(6)</sup> | 99 years expiring<br>12 Jun 2100           | 99 years expiring<br>30 Sep 2096                   |
| Purchase price<br>(on acquisition) | S\$1,838.6m <sup>(3)</sup>                             | S\$1,426.8m <sup>(5)</sup><br>S\$1,248.0m <sup>(6)</sup>                         | S\$941.5m                                  | S\$657.2m  |
| Valuation <sup>(2)</sup>           | S\$2,140.5m  | S\$1,757.0m <sup>(5)</sup><br>S\$1,310.0m <sup>(6)</sup>                         | S\$1,282.0m                                | S\$710.0m  |
| Capitalisation<br>rates            | 3.40%  | 3.30% <sup>(5)</sup> ; 3.25% <sup>(6)</sup>                                      | 3.50%                                      | 3.55%  |

(1) On committed gross rent basis.

(2) Valuation as at 31 Dec 2022 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<br>31 Dec 2022                  | 8 Chifley Square,<br>Sydney   | Pinnacle Office<br>Park, Sydney   | Blue & William <sup>(3)</sup> ,<br>Sydney<br>(Under<br>Development) | 8 Exhibition<br>Street <sup>(4)</sup> ,<br>Melbourne                        | Victoria Police<br>Centre,<br>Melbourne        | David Malcolm<br>Justice Centre,<br>Perth                        | T Tower,<br>Seoul  | KR Ginza II,<br>Tokyo        |
|---------------------------------------|---|---|---|---|--|--|--|------------------------------|
| Attributable<br>NLA                   | 104,055 sf  | 375,640 sf  | 152,666 sf  | 244,600 sf  | 364,180 sf                                     | 167,784 sf   | 226,949 sf   | 36,324 sf                    |
| Ownership                             | 50.0%   | 100.0%  | 100.0%  | 50.0%   | 50.0%  | 50.0%  | 99.4%  | 98.5%                        |
| Principal<br>tenants <sup>(1)</sup>   | Corrs Chambers<br>Westgarth,<br>QBE Insurance,<br>NSW Business<br>Chamber | Aristocrat<br>Technologies,<br>Konica<br>Minolta, Coles<br>Supermarkets | Pending<br>Practical<br>Completion                                  | Ernst & Young,<br>Amazon,<br>Minister for<br>Finance – State<br>of Victoria | Minister for<br>Finance – State<br>of Victoria | Minister for<br>Works –<br>Government of<br>Western<br>Australia | Hankook<br>Corporation,<br>Philips Korea, SK<br>Communications | Netyear Group<br>Corporation |
| Tenure                                | 99 years<br>expiring<br>5 Apr 2105  | Freehold  | Freehold  | Freehold  | Freehold                                       | 99 years<br>expiring<br>30 Aug 2114                              | Freehold   | Freehold                     |
| Purchase price<br>(on<br>acquisition) | A\$165.0m<br>S\$197.8m  | A\$306.0m<br>S\$289.9m  | A\$327.7m<br>S\$322.2m  | A\$168.8m<br>S\$201.3m <sup>(4)</sup>                                       | A\$347.8m<br>S\$350.1m                         | A\$165.0m<br>S\$208.1m   | KRW252.6b<br>S\$292.0m   | JPY 8.83b<br>S\$84.4m        |
| Valuation <sup>(2)</sup>              | A\$227.5m<br>S\$209.2m  | A\$305.0m<br>S\$280.5m  | A\$230.0m <sup>(3)</sup><br>S\$211.5m                               | A\$304.7m<br>S\$280.2m <sup>(4)</sup>                                       | A\$430.0m<br>S\$395.5m                         | A\$241.0m<br>S\$221.6m   | KRW275.9b<br>S\$286.4m   | JPY 9.0b<br>S\$88.3m         |
| Capitalisation<br>rates               | 4.75%   | 5.38%   | 4.63%   | 5.13% <sup>(5)</sup>  | 4.25%  | 5.50%  | 3.90%  | 2.70%                        |

(1) On committed gross rent basis.

(2) Valuation as at 31 Dec 2022 based on Keppel REIT's interest in the respective properties and the exchange rates of A\$1 = S\$0.9197, KRW 1,000 = S\$1.1038 and JPY 100 = S\$0.9849

(3) Under development and based on "as-is" valuation as at 31 Dec 2022.

(4) Keppel REIT owns a 50% interest in the 8 Exhibition Street office building and a 100% interest in the three adjacent retail units.

(5) Refers to Keppel REIT's 50% interest in the office building.

# Thank you

Blue & William,  
Sydney  
Artist Impression

