

Keppel REIT is one of Asia's leading commercial real estate investment trusts with a sustainable, resilient and future-ready portfolio of quality assets in Asia Pacific's key business districts.

It has a total portfolio value of \$9.2 billion, comprising quality income-producing assets in Singapore; the key Australian cities of Sydney, Melbourne and Perth; Seoul, South Korea, as well as Tokyo, Japan.

Investment merits

Premium and resilient portfolio

Income resilience supported by a portfolio of prime commercial assets with a high portfolio committed occupancy, long weighted average lease expiry (WALE) and established tenants from diverse sectors.

Sustainable returns for Unitholders

Conscientious effort to drive asset performance, optimise capital efficiency and execute sound investment strategy to maximise returns.

Portfolio optimisation

Optimise portfolio to improve yield and total Unitholder return while staying focused on Keppel REIT's core markets.

Strong Sponsor

Keppel REIT is managed by Keppel REIT Management Limited and sponsored by Keppel, a global asset manager and operator with strong expertise in sustainability-related solutions spanning the areas of infrastructure, real estate and connectivity.



Key figures

Market capitalisation	\$3.3b
Portfolio value	\$9.2b
Portfolio committed occupancy	96.4%
Portfolio WALE	4.6 years
Adjusted NAV per Unit ¹	\$1.29

¹ As at 31 December 2023.

Stock information

SGX stock code	K71U
Bloomberg ticker	KREIT:SP
Date listed	28 April 2006
Distribution policy	Semi-annual
Sponsor	Keppel

Keppel REIT's Presence



² 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.

Advancing Sustainability

- 100%¹ of Keppel REIT's operational properties are green certified.
- All Singapore properties have achieved the Platinum certification under the BCA Green Mark Scheme.
- Six properties are fully powered by renewable energy and three are carbon neutral buildings.
- Keppel REIT maintained 'A' in the MSCI ESG Ratings Assessment in January 2024 and retained 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in the 2023 GRESB Assessment.

¹ Except for 2 Blue Street which achieved practical completion on 3 April 2023. It is designed to achieve the 5 Star Green Star Design & As Built Rating by the Green Building Council of Australia and is currently pending certification.

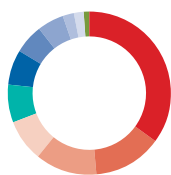


Resilient portfolio with diversified tenant base

Profile of tenant base (%)

Number of tenants²

460



Banking, insurance and financial services	35.2
Technology, media and telecommunications	13.6
Government agency	12.2
Energy, natural resources, shipping and marine	8.4
Manufacturing and distribution	7.3
Legal	7.0
Real estate and property services	6.0
Accounting and consultancy services	5.1
Services	2.2
Retail and food & beverage	2.0
Others	1.0
Total	100.0

Prudent capital management

Aggregate leverage	39.4%
Adjusted interest coverage ratio	2.9x ³
All-in interest rate	3.18% p.a.
Borrowings on fixed rates	74%
Weighted Average Term to Maturity	2.3 years
Sustainability-focused funding	63% ⁴

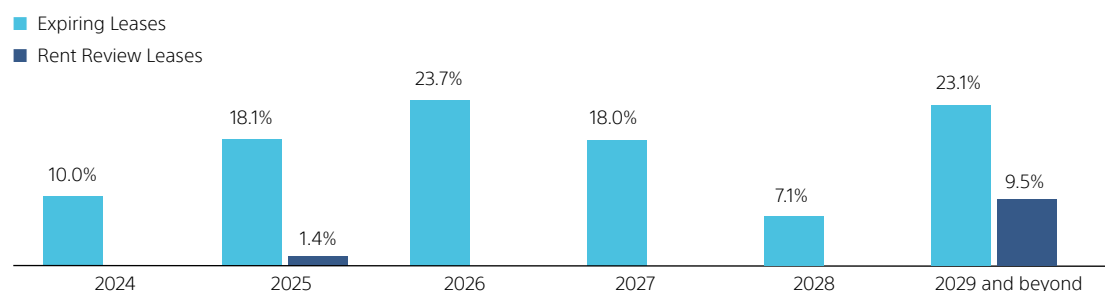
² Based on portfolio committed attributable gross rent as at 31 March 2024. Tenants with multiple leases were accounted as one tenant.

³ Defined as trailing 12 months earnings before interest, tax, depreciation and amortisation (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 This includes Keppel REIT's share of external borrowings accounted for at the level of associates.

Stable income with long WALE and well-staggered lease expiry profile

Portfolio lease expiry profile (by committed attributable gross rent)



Portfolio WALE
4.6 years

Top 10 tenants' WALE
8.1 years

For more information

<https://www.keppelreit.com>

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