



(Constituted in Republic of Singapore
pursuant to a trust deed dated 17 March 2011
(as amended))

ANNOUNCEMENT

DIVESTMENT OF BASIS BAY DATA CENTRE LOCATED IN CYBERJAYA MALAYSIA

Keppel DC REIT Management Pte. Ltd., in its capacity as manager of Keppel DC REIT (the “**Manager**”), wishes to announce that Basis Bay Capital Management Sdn. Bhd. (the “**Vendor**”), a subsidiary of Keppel DC REIT, has entered into a sale and purchase agreement dated 31 December 2024 (the “**Sale and Purchase Agreement**”) with Basis Bay Services MSC Sdn. Bhd. (the “**Purchaser**”), an unrelated third party which is also the current master lessee and facility manager of the Property (as defined herein), for the divestment of the property known as Basis Bay Data Centre located at 4710 Jalan Cyber Point 5, Zone Flagship 63000 Cyberjaya, Selangor Darul Ehsan, Malaysia (the “**Property**”, and the divestment of the Property, (the “**Divestment**”). Perpetual (Asia) Limited (in its capacity as trustee of Keppel DC REIT) (the “**Trustee**”) holds 99.0% of the shares in the Vendor and E-Basis Bay Sdn. Bhd. holds the remaining 1.0% of the shares in the Vendor. The Divestment is subject to certain conditions under the Sale and Purchase Agreement including, among others, state authority approval for the transfer of the Property to the Purchaser. Completion of the Divestment is expected to take place around 3Q 2025.

In connection with the Divestment, it is intended that the existing master lease agreement and facility management agreement in respect of the Property will be terminated on completion.

The Divestment is in line with the Manager’s proactive asset management strategy to optimise portfolio performance. The Manager continuously assesses Keppel DC REIT’s portfolio and identifies areas to unlock value and to redeploy resources into accretive opportunities. Going forward, the Manager will continue to capitalise on growth opportunities in the data centre industry to strengthen Keppel DC REIT’s global presence.

Keppel DC REIT’s share of the consideration paid by the Purchaser pursuant to the Sale and Purchase Agreement is RM55.1 million (approximately S\$16.7 million)¹, computed based on Keppel DC REIT’s 99.0% shareholding in the Vendor and the purchase price of RM55.6 million (approximately S\$16.9 million)¹ under the Sale and Purchase Agreement (the “**Consideration**”). Pursuant to the terms of the Sale and Purchase Agreement, the Consideration is payable in cash with (a) 5% of the Purchase Price paid to the Vendor’s Solicitors as stakeholders being the payment of deposit on the date of the Sale and Purchase Agreement, (b) 3% of the Purchase Price held by the Purchaser’s Solicitors as stakeholders being the retention sum to be paid to the relevant authorities in accordance with the terms of the Sale and Purchase Agreement in respect of the real property gains tax liability of the Vendor in connection with the Divestment under Malaysian law, and (c) the balance 92% of the Purchase Price to be paid to the Vendor’s solicitors as stakeholders and to be held and dealt with by them upon the terms set forth in the Sale and Purchase Agreement, within the Completion Period or the Extended Completion Period (as defined in the Sale and

¹ Based on the illustrative exchange rate of RM1 to S\$0.3033.

Purchase Agreement), as the case may be.

The Purchase Price was negotiated on a willing-buyer and willing-seller basis taking into account the valuation of the Property. Based on the latest valuation as at 1 December 2024 by JLL Appraisal & Property Services Sdn. Bhd., an independent valuation firm appointed by the Trustee, the assessed market value of Keppel DC REIT's 99.0% freehold interest in the Property was RM53.7 million (approximately S\$16.3 million)¹, using the investment method.

The Divestment is not expected to have any material impact on Keppel DC REIT's net asset value and distribution per unit of Keppel DC REIT for the financial year ending 31 December 2025.

Based on the relative figures computed on the bases set out in Rule 1006 of the Listing Manual, the Divestment is a "non-discloseable transaction" within the meaning of Rule 1008 of the Listing Manual.

By Order of the Board
Keppel DC REIT Management Pte. Ltd.
(UEN: 199508930C)
as manager of Keppel DC REIT

Chiam Yee Sheng / Darren Tan
Company Secretaries
2 January 2025

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation, inducement or offer to acquire, purchase or subscribe for Units.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events. The past performance of Keppel DC REIT and the Manager are not necessarily indicative of the future performance of any of them.

The value of 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.

Unitholders of Keppel DC REIT ("**Unitholders**") 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 the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.