



First Quarter 2018 Financial Results

18 April 2018



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Investors 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 Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.



- **Distributable Income** **\$48.2 mil**
- **Distribution per Unit** **1.42 cents**
- **Aggregate Leverage** **38.6%**
- **All-in Interest Rate** **2.75% p.a.**



- **Leases Committed** **674,100 sf**
(Attributable area ~261,400 sf)
- **High Portfolio Committed Occupancy** **99.4%**
- **Long Portfolio WALE** **5.3 years**
- **High Tenant Retention** **93.0%**

Financial Performance & Capital Management

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The sun is shining brightly from the left, creating a lens flare effect. The buildings are set against a clear blue sky. The overall composition is dynamic and emphasizes the height and modern architecture of the structures.

Marina Bay Financial Centre, Singapore

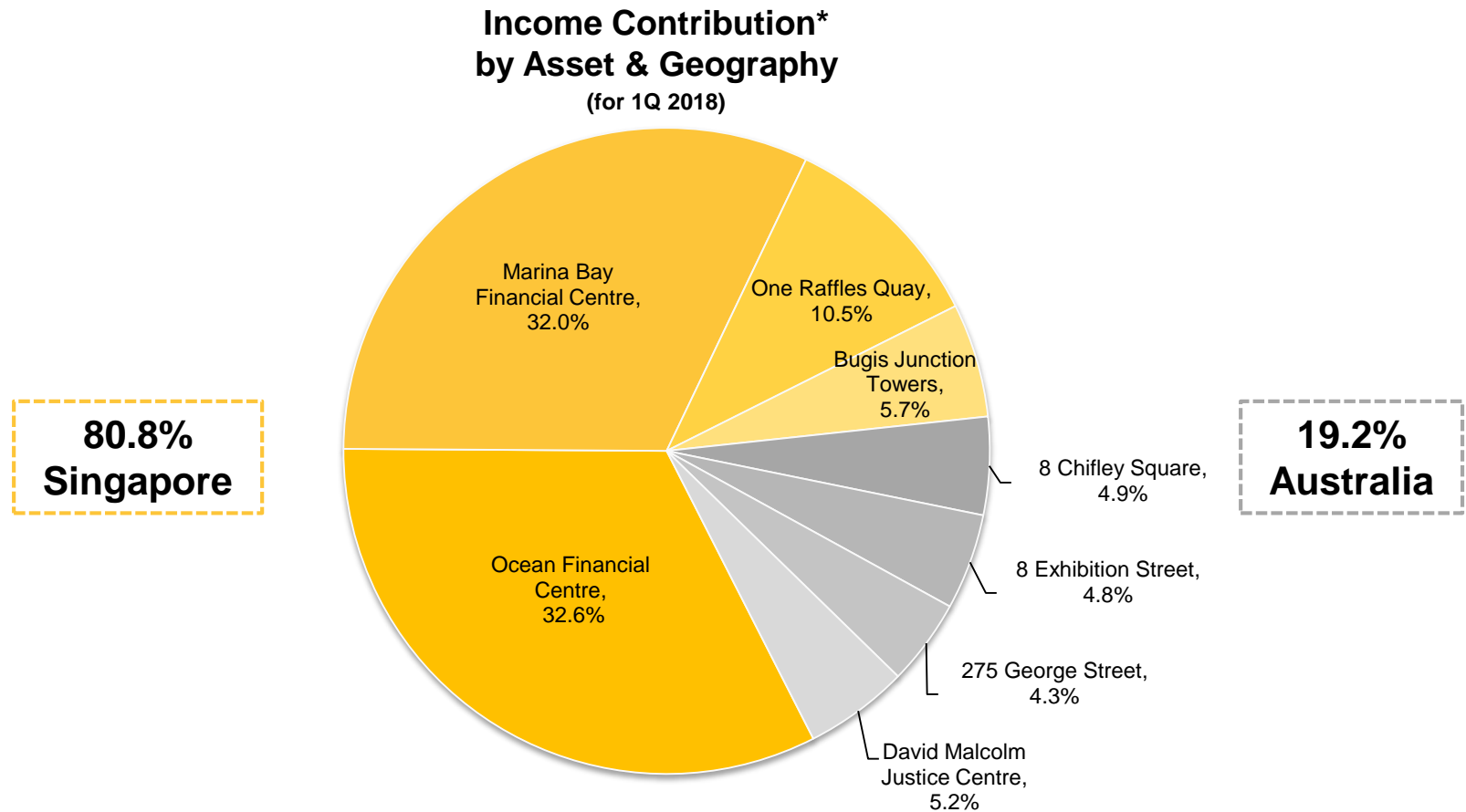


	1Q 2018	1Q 2017
Property Income	\$39.7 mil	\$39.9 mil
Net Property Income	\$31.2 mil	\$31.4 mil
Share of Results of Associates and Joint Ventures	\$28.5 mil	\$31.5 mil
Distribution to Unitholders	\$48.2 mil	\$48.1 mil
Distribution per Unit (DPU)	1.42 cents	1.45 cents

Distribution Timetable for 1Q 2018	Ex-Date	Tue, 24 Apr 2018
	Books Closure Date	Thu, 26 Apr 2018
	Payment Date	Wed, 30 May 2018



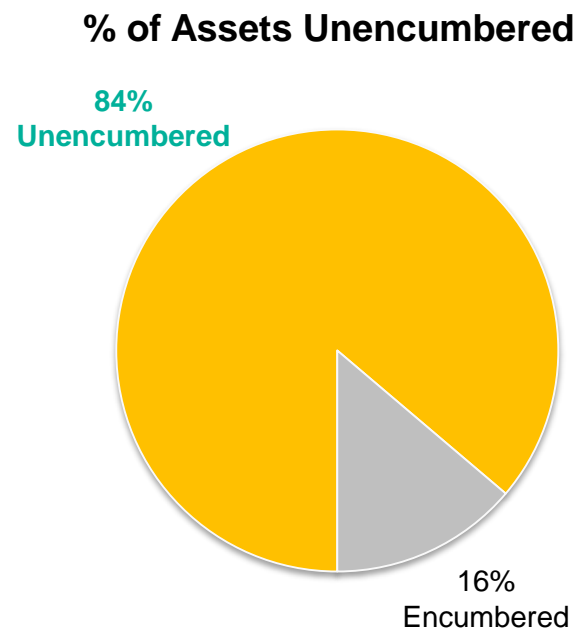
- Portfolio income is derived from diversified sources across eight office assets strategically located in the central business districts of Singapore and Australia



* Comprised net property income of directly held properties, distribution/dividend income from associates & joint ventures, rental support income, as well as interest income on advance to associates.



	As at 31 Mar 2018	As at 31 Dec 2017
Total Assets	\$7,615 mil	\$7,604 mil
Borrowings⁽¹⁾	\$3,367 mil	\$3,375 mil
Total Liabilities	\$2,661 mil	\$2,689 mil
Unitholders' Funds	\$4,800 mil	\$4,763 mil
Adjusted NAV per Unit⁽²⁾	\$1.40	\$1.40



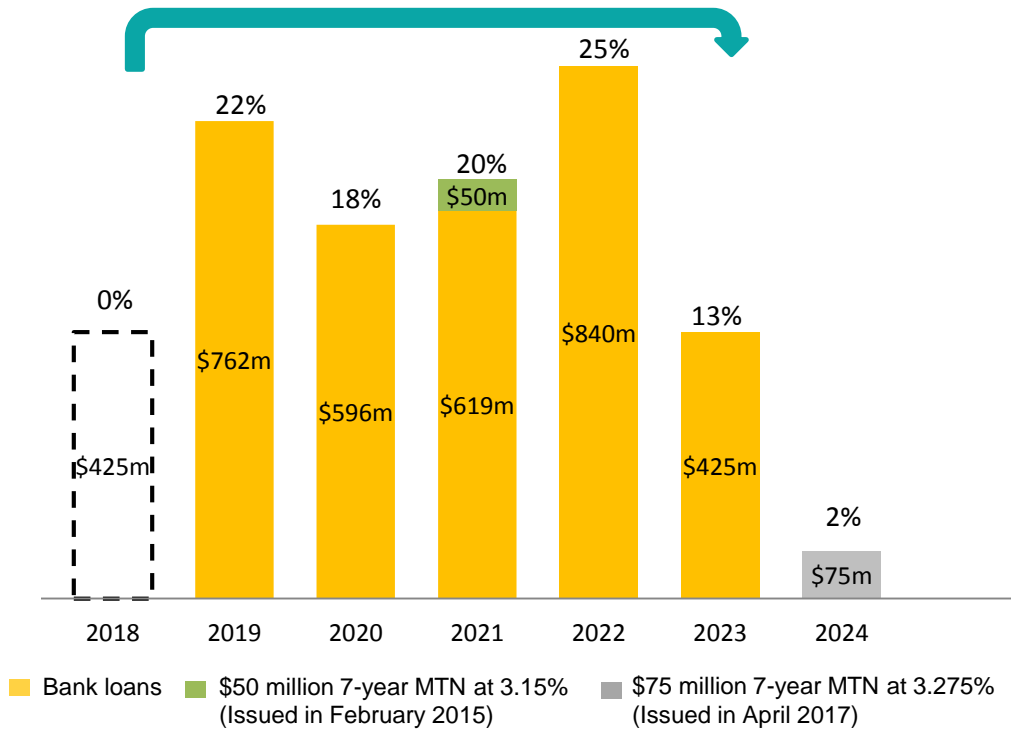
(1) Included borrowings accounted for at the level of associates and excluded the unamortised portion of upfront fees in relation to the borrowings.

(2) For 31 March 2018 and 31 December 2017, these excluded the distributions to be paid in May 2018 and paid in February 2018 respectively.



- No refinancing requirements until 2019⁽¹⁾
- Weighted average term to maturity of 3.2 years⁽¹⁾

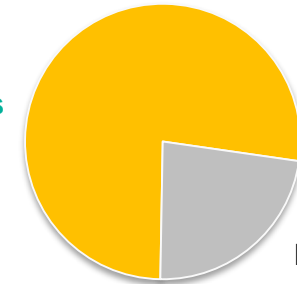
Debt Maturity Profile



31 Mar 2018	
Interest Coverage Ratio	4.1x
All-in Interest Rate	2.75%
Aggregate Leverage	38.6%

Managing interest rate exposure

77%
Fixed-Rate
Borrowings



23%
Floating-Rate
Borrowings

Sensitivity to SOR⁽²⁾

Every 50 bps $\uparrow\downarrow$ in SOR
translates to ~0.10 cents $\downarrow\uparrow$ in DPU

(1) This takes into account the commitments received by the Manager to refinance the remaining loans due in 2018.

(2) Based on the Group's borrowings including those accounted for at the level of associates, and number of Units in issue as at 31 March 2018.

Portfolio Review

8 Chifley Square, Sydney

- **Long-term resilience** of the REIT's income streams is augmented by a **young and diversified portfolio** comprising premium Grade A office space in Singapore and Australia

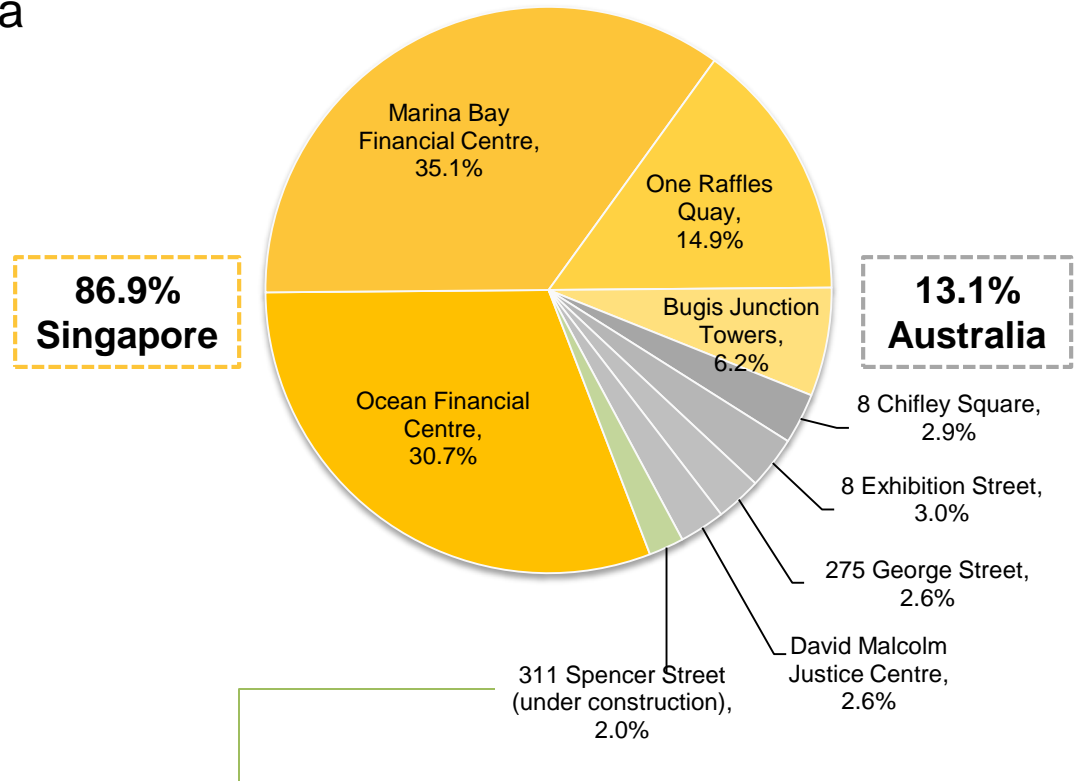


Development at 311 Spencer Street in Melbourne progressing as planned

- Piling works completed in end 2017
- Construction of core and perimeter basement walls completed

AUM* Breakdown by Asset & Geography

(as at 31 Mar 2018)



* Based on Keppel REIT's total assets under management of approximately \$8.5 billion as at 31 March 2018, including the office tower under development at 311 Spencer Street in Melbourne.

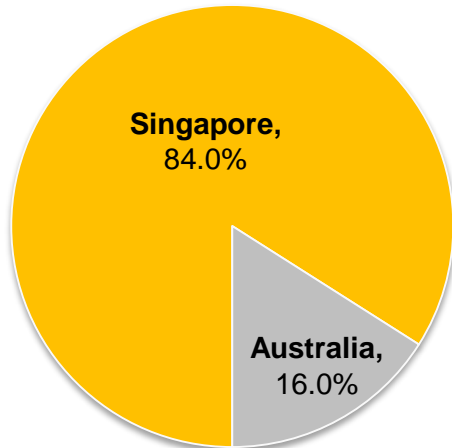


Leasing Updates for 1Q 2018

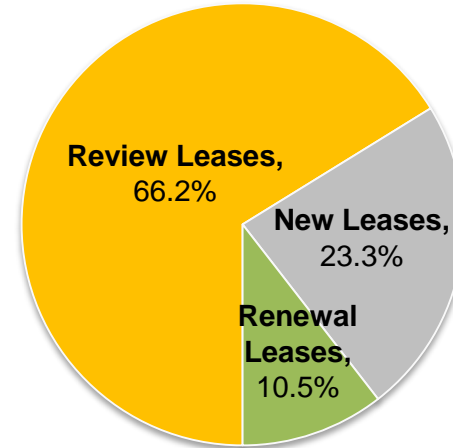
Committed Leases	20 Leases	~674,100 sf (Attributable ~261,400 sf)	99.4% Portfolio Committed Occupancy
Tenant Retention & WALE	93.0% Retention Rate	~5.3 years Portfolio WALE	~7.9 years Top 10 Tenants' WALE

Leases Committed in 1Q 2018

Breakdown by Geography⁽¹⁾:



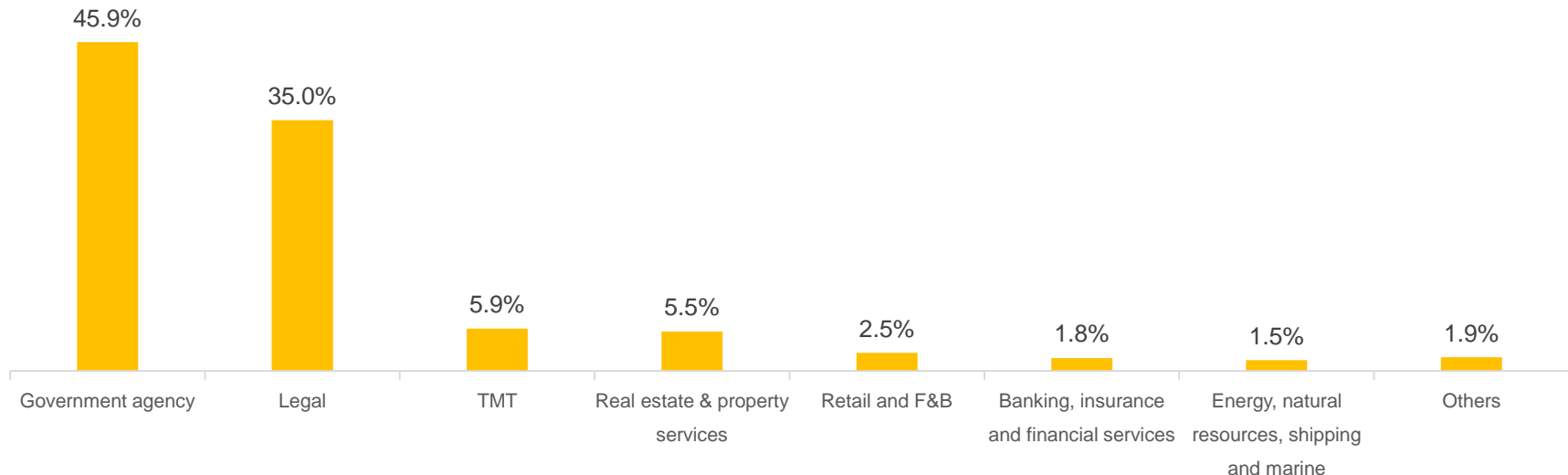
Breakdown by Type⁽¹⁾:



(1) Based on attributable area.

- Signing rent for the Singapore office leases was ~\$10.05 psf⁽¹⁾ for 1Q 2018
- New demand from diverse sectors
 - In Singapore, majority were expansions in the legal sector
 - In Australia, demand came from a government agency taking up space at 275 George Street in Brisbane

New leases committed in 1Q 2018 (by attributable area)

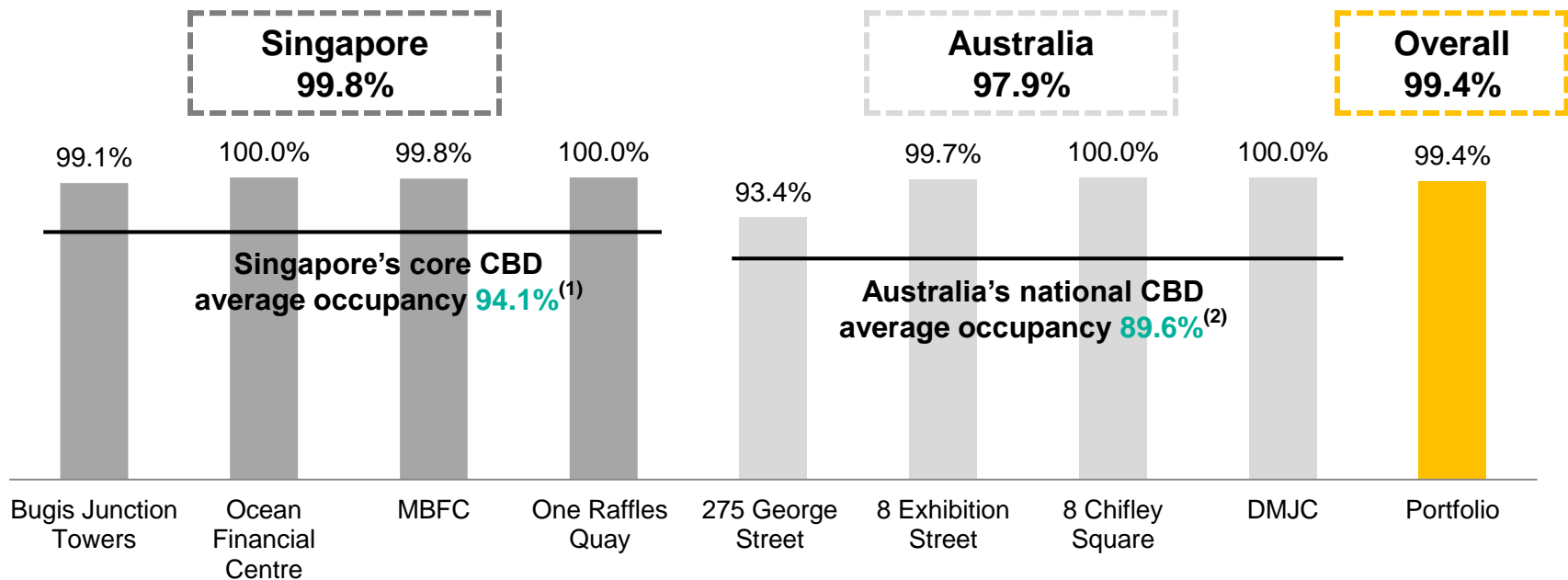


(1) For the Singapore office leases concluded in 1Q 2018, and based on a simple average calculation.

- Asset occupancy levels remained healthy with a proactive leasing strategy built on tenant-centric approach
- Committed occupancies for the Singapore and Australia assets are well above market average

High Portfolio Committed Occupancy

(as at 31 Mar 2018)



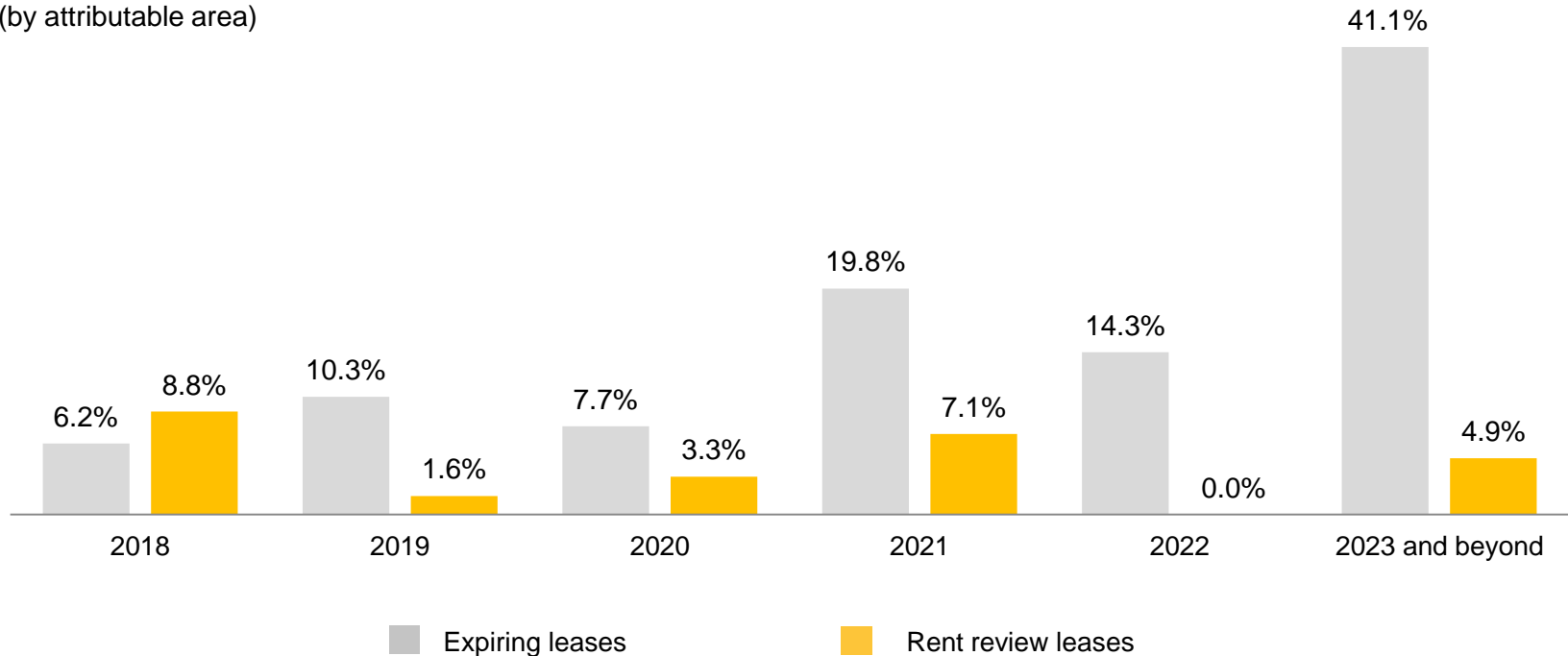
Sources: (1) CBRE, 1Q 2018 (2) JLL, end December 2017



- Steady renewal of expiring and review leases in 1Q 2018
- 15.0% of leases remaining for renewal and review in 2018, and 11.9% in 2019

Portfolio Lease Expiry Profile

(by attributable area)

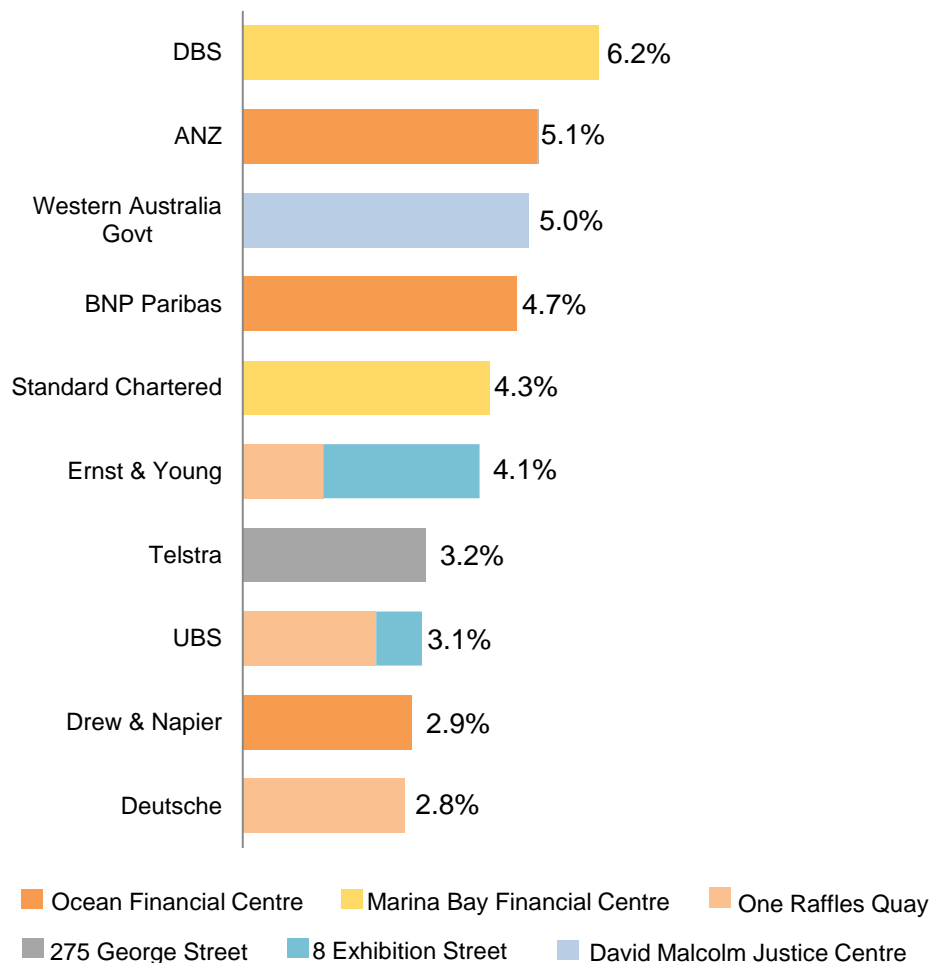


All data as at 31 March 2018. Remaining lease term to expiry based on portfolio committed NLA.



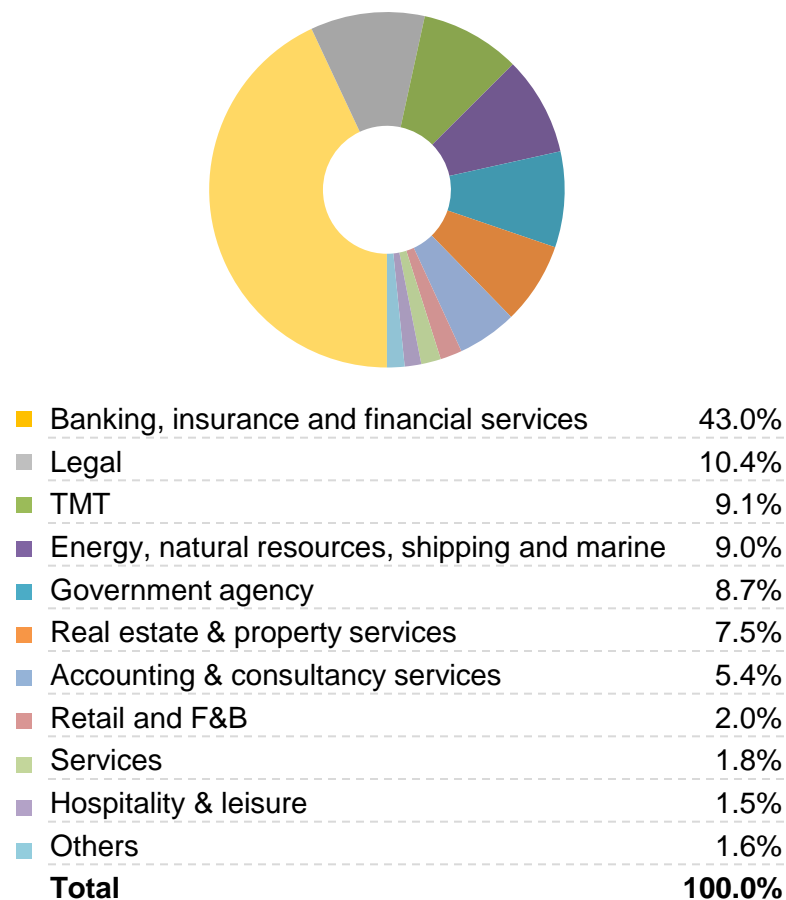
Top 10 Tenants⁽¹⁾

Occupies 41.4% of portfolio NLA
Contributes 38.8% of gross rental income



Profile of Tenant Base⁽¹⁾

Number of Tenants: 328⁽²⁾



(1) All data as at 31 March 2018, and based on portfolio committed NLA.

(2) Tenants with multiple leases were accounted as one tenant.

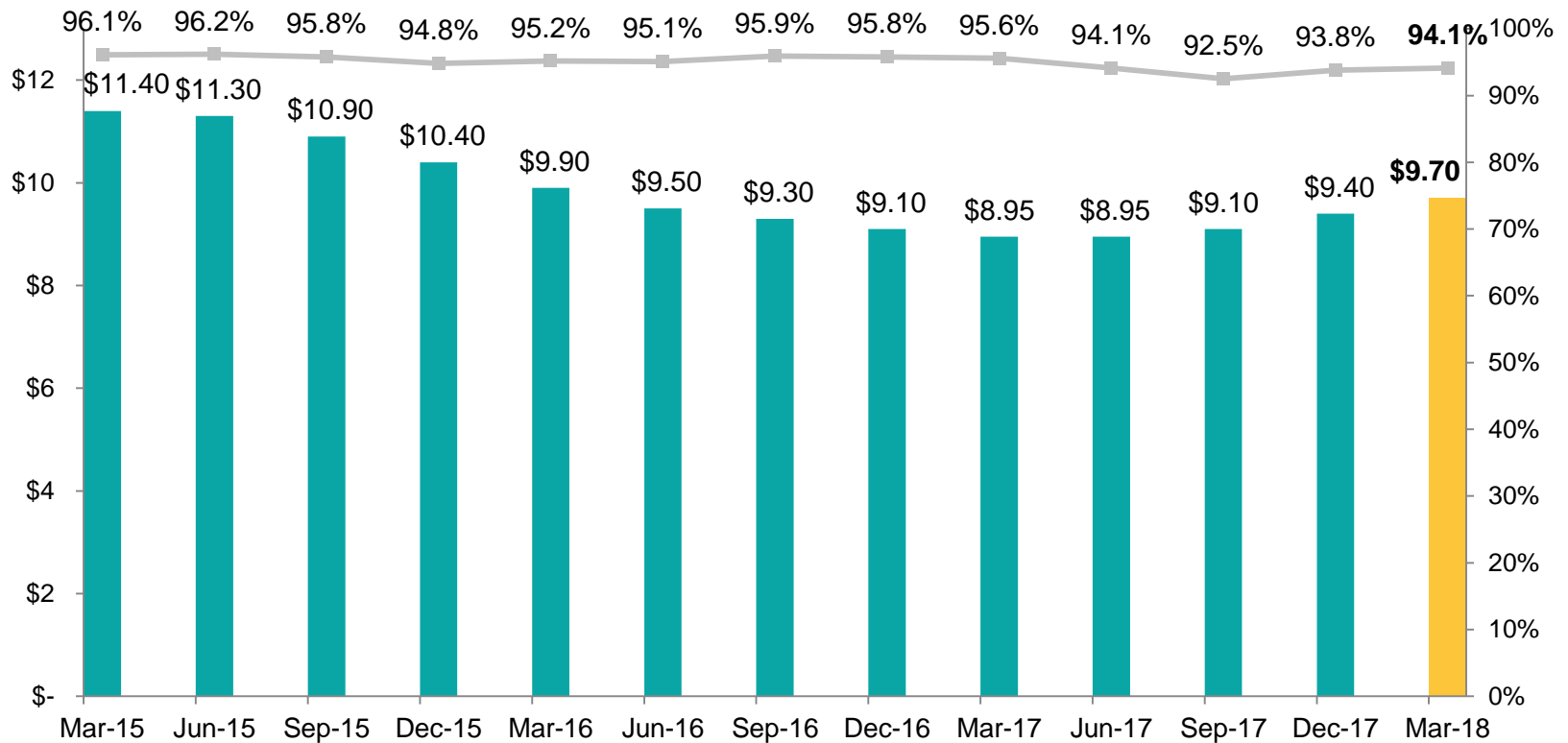


Looking Ahead

Ocean Financial Centre, Singapore



- Occupancy in the core CBD improved to 94.1%, and average Grade A office rental rose to \$9.70 psf in 1Q 2018
- Strong demand from the insurance and TMT sectors, along with flexible space providers
- Office market outlook remains positive, driven by continued leasing momentum



Source: CBRE, 1Q 2018

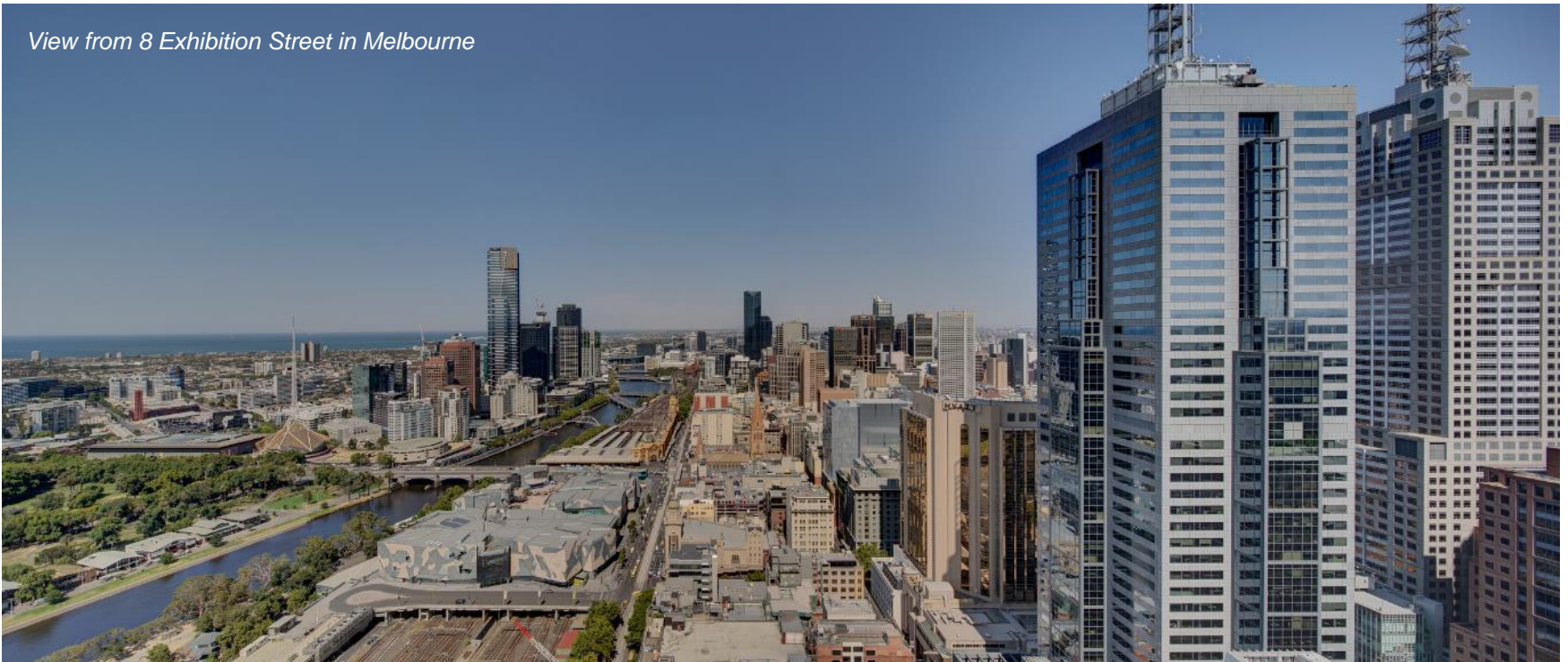
■ CBRE Average Grade A Rental (\$ psf pm)

—■ CBRE Core CBD Average Occupancy



- Stronger leasing activities across Australia office markets
- National CBD office average occupancy improved to 89.6%
- Vacancy level is at its lowest level since 2013 driven by employment growth

View from 8 Exhibition Street in Melbourne





- Keppel REIT in two key SGX ESG indices⁽¹⁾ – the SGX ESG Leaders Index and the SGX ESG Transparency Index
- David Malcolm Justice Centre in Perth awarded the 5 Stars NABERS Energy rating – recognition of energy-efficient operations and low greenhouse gas emission levels
- All completed assets in Australia achieved 5 Stars NABERS Energy rating
- Ongoing tenant engagement and eco-activities:

Diabetes Risk Assessment :
Truck campaign to raise awareness



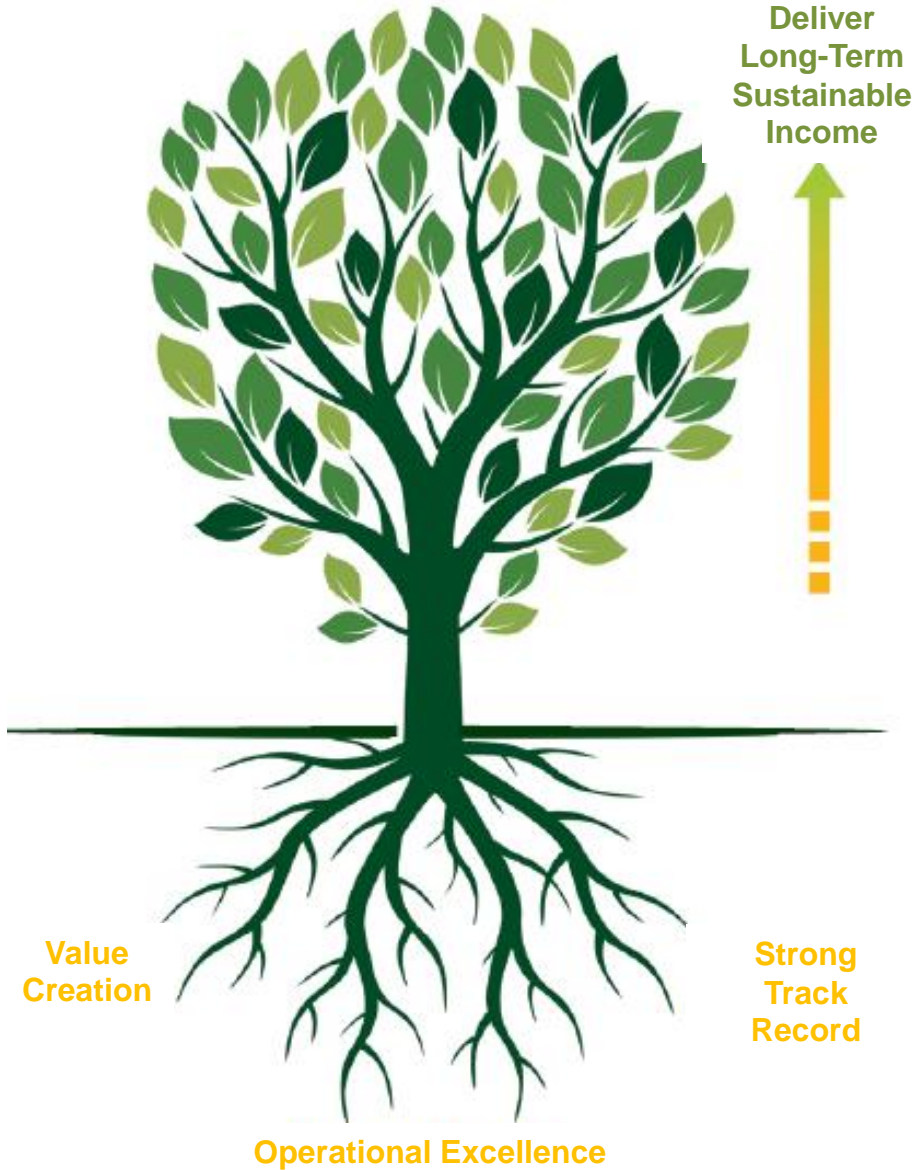
Singapore World Water Day:
Raising awareness on water-saving



Earth Hour:
Rallying to fight climate change



(1) Launched in May 2016, the SGX ESG Leaders Index was previously known as the SGX Sustainability Leaders Enhanced while the SGX ESG Transparency Index was previously known as the SGX Sustainability Enhanced Index



Strategy in Action

Our goal is to generate **sustainable income** and create **long-term value** for Unitholders through achieving **operational excellence** in all that we do.

Our foundation stems from:

Our Strong Track Record

- ✓ Delivering sustainable income
- ✓ Maintaining high portfolio occupancy and WALE

Value Creation through Active Management

- ✓ Strong capital creation and preservation, with approximately S\$1.5 billion of unrealised capital gains achieved as at end 2017
- ✓ Quality assets managed with a tenant-centric approach

Operational Excellence

- ✓ Prudent management of costs and capital
- ✓ Sustained performance during market volatility



Additional Information

8 Exhibition Street, Melbourne



Best-in-Class Assets in Strategic Locations

9 quality Premium Grade and Grade A assets in the business and financial districts of Singapore and Australia⁽¹⁾

Largest Portfolio of Premium Office Assets

3.7 million sf total attributable NLA⁽¹⁾

Assets Under Management

S\$8.5 billion⁽¹⁾



Marina Bay Financial Centre

Tower 3

Tower 2

Tower 1

One Raffles Quay

South Tower

North Tower

Ocean Financial Centre

Marina Bay Link Mall

Ocean Colours

(1) As at 31 March 2018 and includes the office tower under development at 311 Spencer Street in Melbourne.



Ocean Financial Centre
(99.9% interest)



Marina Bay Financial Centre
(33.3% interest)



One Raffles Quay
(33.3% interest)



Bugis Junction Towers
(100% interest)

Singapore*

87%

Australia*

13%



**8 Chifley Square,
Sydney**
(50% interest)



**8 Exhibition Street,
Melbourne**
(50% interest)



**275 George Street,
Brisbane**
(50% interest)



**David Malcolm
Justice Centre, Perth**
(50% interest)



**311 Spencer Street
Melbourne**
(50% interest)
-Under construction-

* Based on Keppel REIT's total assets under management of approximately S\$8.5 billion as at 31 March 2018, and includes the office tower under development at 311 Spencer Street in Melbourne.



	Ocean Financial Centre	Marina Bay Financial Centre ⁽³⁾	One Raffles Quay	Bugis Junction Towers
Attributable NLA (sf)	880,603	1,026,028	442,806	244,579
Ownership	99.9%	33.33%	33.33%	100.0%
Principal tenants	ANZ, BNP Paribas, Drew & Napier	DBS Bank, Standard Chartered Bank, BHP Billiton	Deutsche Bank, UBS, Ernst & Young	Keppel Land, IE Singapore, InterContinental Hotels Group
Tenure	99 years expiring 13 Dec 2110	99 years expiring 10 Oct 2104 ⁽⁴⁾ and 7 Mar 2106 ⁽⁵⁾	99 years expiring 12 Jun 2100	99 years expiring 9 Sep 2089
Purchase Price (on acquisition)	S\$2,298.8m ⁽²⁾	S\$1,426.8m ⁽⁴⁾ S\$1,248m ⁽⁵⁾	S\$941.5m	S\$159.5m
Valuation ⁽¹⁾	S\$2,623.0m	S\$1,693.0m ⁽⁴⁾ S\$1,300.3m ⁽⁵⁾	S\$1,273.0m	S\$525.0m
Capitalisation rates	3.75%	3.75%	3.75%	3.75%

1) Valuation as at 31 December 2017 based on Keppel REIT's interest in the respective properties.

2) 87.5% interest of the building was acquired on 14 December 2011 and 12.4% interest of the building was acquired on 25 June 2012.

3) Comprises Marina Bay Financial Centre (MBFC) office Towers 1, 2 and 3 and Marina Bay Link Mall (MBLM).

4) Refers to MBFC Towers 1 and 2 and MBLM.

5) Refers to MBFC Tower 3.



	8 Chifley Square, Sydney	8 Exhibition Street, Melbourne ⁽²⁾	275 George Street, Brisbane	David Malcolm Justice Centre, Perth	311 Spencer Street, Melbourne <i>(Under construction)</i>
Attributable NLA (sf)	104,138	245,954	224,693	167,784	358,683
Ownership	50.0%	50.0%	50.0%	50.0%	50.0%
Principal tenants	Corrs Chambers Westgarth, Quantum Group, QBE Insurance Group	Ernst & Young, UBS, Minister for Finance - State of Victoria, CBRE	Telstra Corporation, Queensland Gas Company	Government of Western Australia	Assistant Treasurer - State of Victoria
Tenure	99 years expiring 5 Apr 2105	Freehold	Freehold	99 years expiring 30 Aug 2114	Freehold
Purchase Price (on acquisition)	S\$197.8m	S\$201.3m ⁽²⁾	S\$209.4m	S\$208.1m	S\$362.4m ⁽⁵⁾
Valuation ⁽¹⁾	S\$247.4m	S\$256.0m ⁽²⁾	S\$219.3m	S\$216.8m	S\$148.9m ⁽⁶⁾
Capitalisation rates	5.00%	5.00% ⁽³⁾ 4.50% ⁽⁴⁾	5.63%	5.50%	4.63%

1) Valuation as at 31 December 2017 based on Keppel REIT's interest in the respective properties.

Based on the exchange rate of A\$1 = S\$1.02 as at 31 December 2017.

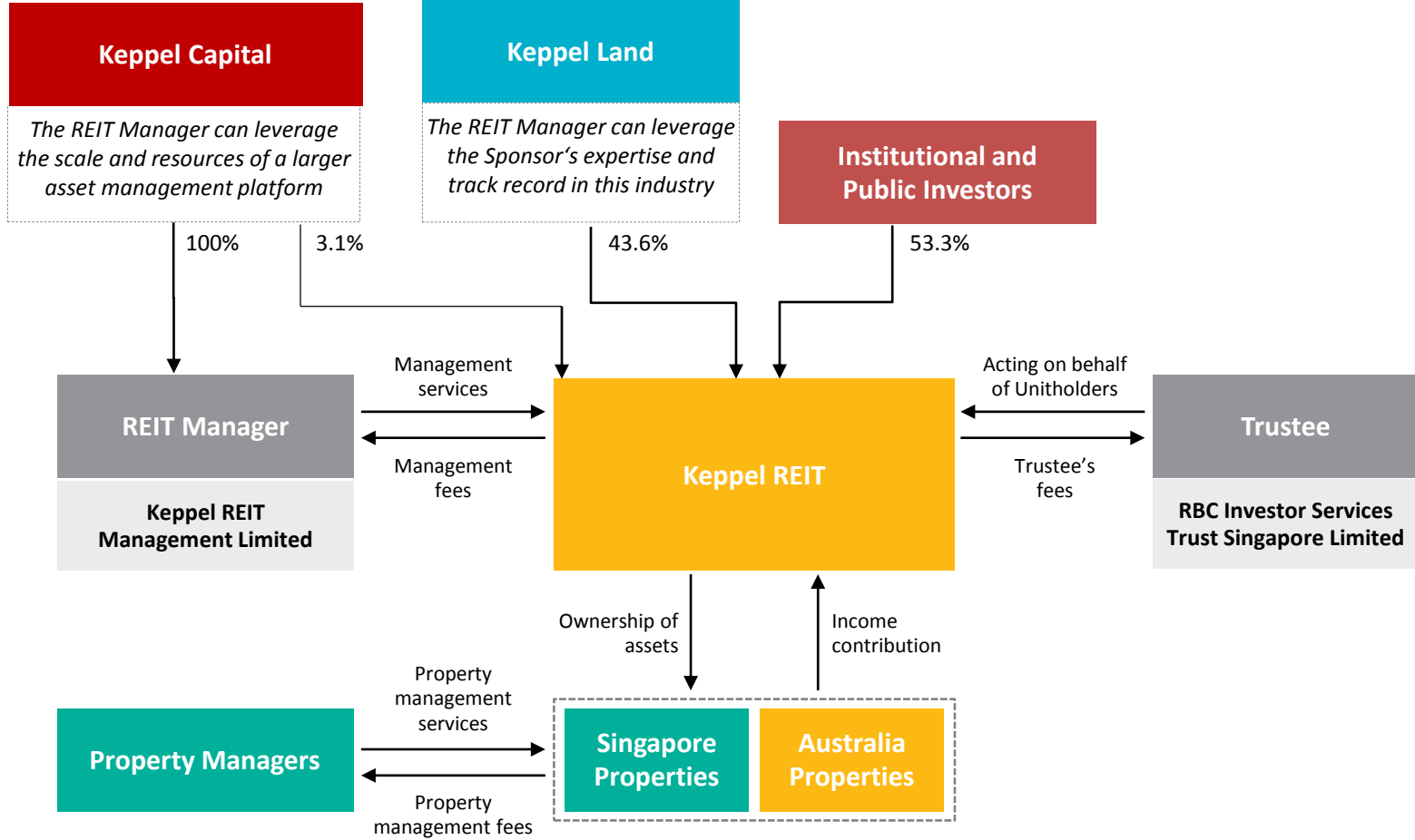
2) Keppel REIT owns a 50% interest in the 8 Exhibition Street office building and a 100% interest in another three retail units

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

4) Refers to Keppel REIT's 100% interest in the three retail units.

5) Based on the aggregate consideration paid-to-date and to be paid, including development costs of the building, at the exchange rate of A\$1=S\$1.042 as disclosed in the announcement dated 29 June 2017.

6) Based on "as is" valuation as at 31 December 2017.





Thank You

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