Keppel REIT

ANNUAL REPORT 2023

INVESTING IN A SUSTAINABLE FUTURE

VISION

To be a successful commercial real estate investment trust with a sterling portfolio of assets in Asia Pacific.

MISSION

Guided by our core values, we will deliver stable and sustainable returns to Unitholders by continually enhancing our assets and expanding our portfolio.

OVERVIEW

OPERATIONS REVIEW

SUSTAINABILITY REPORT

FINANCIAL STATEMENTS

GOVERNANCE

OTHER INFORMATION

INVESTING IN A SUSTAINABLE FUTURE

At Keppel REIT, we recognise that investing in sustainability is critical to building a sustainable future and creating long term value for stakeholders. This is why we have built a portfolio of quality assets which is green, resilient and future-ready. Through investing in sustainable practices and improving resource efficiency, we are attracting tenants and investors who, like Keppel REIT, emphasise the importance of environmental, social and governance responsibilities.

KEY HIGHLIGHTS

Distribution to Unitholders

$218.7m[1]

Distribution per Unit of 5.80 cents.

Prime Commercial Assets in Asia Pacific's Key Business Districts

$9.2b

A portfolio of prime commercial assets in the key business districts of Singapore, Australia, South Korea and Japan, providing both income resilience and long-term growth.

High Portfolio Committed Occupancy

97.1%

Total Leases Committed

>1.5m sf

Portfolio committed occupancy increased from 96.3% as at 31 December 2022 to 97.1% as at 31 December 2023.

Through our proactive leasing strategy, more than 1.5 million sf (approximately 774,000 sf in attributable area) was committed in 2023.

Long Portfolio Weighted Average Lease Expiry

5.5 years

Weighted average lease expiry (by net lettable area) for the portfolio and top 10 tenants were 5.5 years and 9.7 years respectively as at 31 December 2023, enhancing income stability in the long term.

Healthy Aggregate Leverage

38.9%

With a prudent approach to capital management, aggregate leverage was at a healthy level of 38.9%. All-in interest rate was 2.89% per annum and adjusted interest coverage ratio[2] was 3.0 times.

High Percentage of Loans on Fixed Rates

75%

The percentage of total borrowings on fixed rates was maintained at 75%[3] as at 31 December 2023 to provide more certainty over interest costs.

1 Distribution to Unitholders included the semi-annual Anniversary Distribution of $20 million.
2 Defined in the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore as trailing 12 months EBITDA (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.
3 Included Keppel REIT's proportionate share of external borrowings accounted for at the level of associates.

Corporate Profile and Strategic Direction

Listed by way of introduction on 28 April 2006, Keppel REIT is one of Asia's leading real estate investment trusts with a portfolio of prime commercial assets in Asia Pacific's key business districts.

Keppel REIT's objective is to deliver stable income and drive sustainable long-term total return for its Unitholders by owning and investing in a portfolio of quality income-producing commercial real estate and real estate-related assets in Asia Pacific.

As at 31 December 2023, Keppel REIT had a total portfolio value of $9.2 billion, comprising properties in Singapore; the key Australian cities of Sydney, Melbourne and Perth; Seoul, South Korea, as well as Tokyo, Japan.

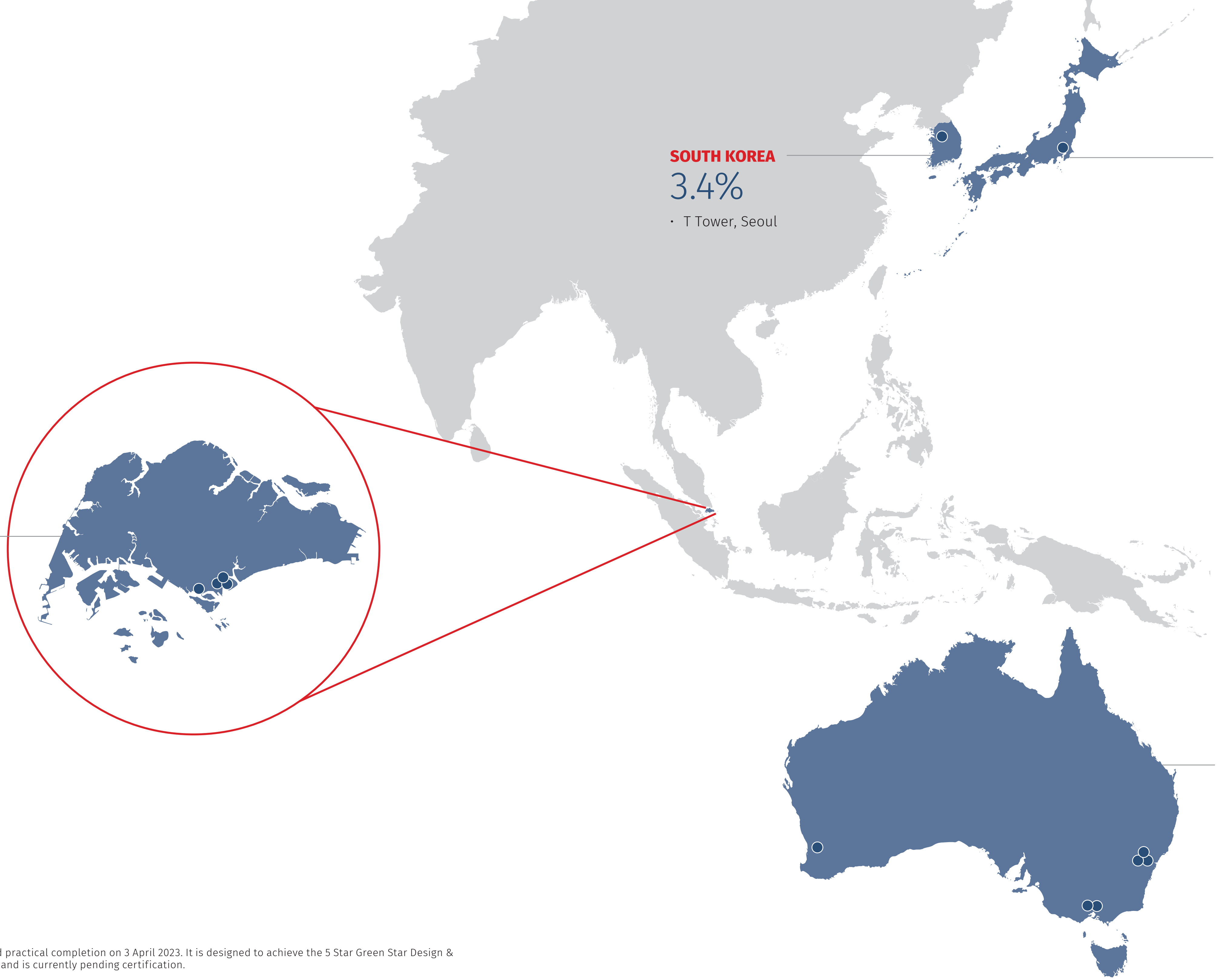
Keppel REIT is managed by Keppel REIT Management Limited and sponsored by Keppel, a global asset manager and operator with strong expertise in sustainability-related solutions spanning the areas of infrastructure, real estate and connectivity.

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.

DRIVE ASSET PERFORMANCE	OPTIMISE CAPITAL EFFICIENCY	EXECUTE SOUND INVESTMENT STRATEGY	NURTURE TALENT	ENGAGE COMMUNITY
• Provide quality office spaces and calibrate leasing strategy to meet tenants' needs • Maintain high occupancy, long weighted average lease expiry and well-staggered lease expiry profile for steady income streams • Create value by implementing initiatives to future-proof assets • Enhance sustainability performance to improve resilience amid climate change	• Optimise capital structure to maximise returns for Unitholders • Extend debt maturity profile to manage refinancing risks, as well as explore alternative funding sources in debt and equity markets to minimise costs and enhance financial flexibility • Manage exposure to fluctuations in interest and foreign exchange rates for income stability	• Optimise portfolio to improve yield and total Unitholder return while staying focused on Keppel REIT's core markets • Seek strategic acquisitions that offer sustainable income and capital appreciation • Hold quality assets across different markets for improved income stability and longer-term growth opportunities	• Develop a motivated and capable team to drive growth • Invest in employee training and leadership development • Promote workplace wellness and safety to foster a healthy and resilient workforce	• Maintain timely and accurate disclosure of corporate developments, strategies and performance • Communicate ESG integration and progress in alignment with international frameworks • Encourage adoption of sustainability principles and continue efforts to uplift communities

Keppel REIT's Presence

A diversified portfolio of prime commercial properties located in Asia Pacific offering income resilience and long-term growth.



SINGAPORE

79.1%

- Ocean Financial Centre
- Marina Bay Financial Centre
- One Raffles Quay
- Keppel Bay Tower

SOUTH KOREA

3.4%

- T Tower, Seoul

JAPAN

1.0%

- KR Ginza II, Tokyo

AUSTRALIA

16.5%

- 2 Blue Street, Sydney*
- 8 Chifley Square, Sydney
- Pinnacle Office Park, Sydney
- 8 Exhibition Street, Melbourne
- Victoria Police Centre, Melbourne
- David Malcolm Justice Centre, Perth

* 2 Blue Street, formerly known as Blue & William, 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.
^ Based on portfolio value as at 31 December 2023.

PORTFOLIO VALUATION

$9.2b^

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

ATTRIBUTABLE NET LETTABLE AREA

>4m sf

Prime office spaces for established tenants from diverse sectors

GREEN PORTFOLIO

100%
of properties are green-certified*

In addition, all Singapore assets have maintained Platinum certification under the BCA Green Mark scheme

Financial Highlights

RESULTS HIGHLIGHTS
for the financial year ended 31 December

	2023 $'000	2022 $'000	Change %
Property income	**233,071**[1]	219,286[2]	6.3
Net property income	**182,379**	175,942	3.7
Interest income	**7,340**	25,264	(70.9)
Share of results of associates[3]	**80,125**	77,787	3.0
Share of results of joint ventures[4]	**23,665**	22,907	3.3
Distribution to Unitholders	**218,659**	220,936	(1.0)

BALANCE SHEET
as at 31 December

	2023 $'000	2022 $'000	Change %
Total assets	**8,259,328**	8,881,375	(7.0)
Total liabilities	**2,508,263**	3,016,071	(16.8)
Unitholders' funds	**5,004,621**	5,118,916	(2.2)
Perpetual securities	**302,023**	302,023	–
Total borrowings (gross)[5]	**3,664,111**	3,605,658	1.6
Value of deposited properties	**9,421,350**	9,395,471	0.3
Market capitalisation[6]	**3,517,775**	3,405,423	3.3
Net asset value per Unit ($)	**1.32**	1.37	(3.6)
Adjusted net asset value per Unit ($) – excluding distribution to Unitholders[7]	**1.29**	1.34	(3.7)

FINANCIAL RATIOS

	2023	2022	Change
Distribution per Unit (DPU) (cents)	**5.80**[8]	5.92[9]	(2.0%)
Distribution yield[6] (%)	**6.2**	6.5	(0.3 pp)
Adjusted interest coverage ratio (times)	**3.0**	3.3	(9.1%)
All-in interest rate per annum (%)	**2.89**	2.29	0.60 pp
Aggregate leverage (%)	**38.9**	38.4	0.5 pp

1 Comprised property income from Ocean Financial Centre, Keppel Bay Tower, Pinnacle Office Park, T Tower, KR Ginza II, 50% interest in 8 Exhibition Street office building and 100% interest in the three adjacent retail units and 50% interest in Victoria Police Centre for 2023, as well as 2 Blue Street (formerly known as Blue & William) for the period from 3 April 2023 to 31 December 2023.
2 Comprised property income from Ocean Financial Centre, Keppel Bay Tower, Pinnacle Office Park, T Tower, 50% interest in 8 Exhibition Street office building and 100% interest in the three adjacent retail units and 50% interest in Victoria Police Centre for 2022, as well as KR Ginza II for the period from 30 November 2022 to 31 December 2022.
3 Share of results of associates comprised Keppel REIT's one-third interests of the respective profit after tax of One Raffles Quay Pte Ltd (ORQPL), BFC Development Limited Liability Partnership (BFCDLLP) and Central Boulevard Development Pte. Ltd. (CBDPL).
4 Share of results of joint ventures comprised Keppel REIT's 50% interests in the respective profit after tax of Mirvac 8 Chifley Trust (M8CT) and Mirvac (Old Treasury) Trust (MOTT).
5 Included deferred borrowings and Keppel REIT's share of external borrowings carried at ORQPL and CBDPL. For 2023, this also included Keppel REIT's share of external borrowings carried at BFCDLLP.
6 Based on the market closing price of $0.93 per Unit as at 29 December 2023 for 2023, and $0.91 per Unit as at 30 December 2022 for 2022.
7 For 2023 and 2022, this excluded the distributable income for the period of 1 July 2023 to 31 December 2023 paid in March 2024 and for the period of 1 July 2022 to 31 December 2022 paid in March 2023 respectively.
8 DPU for 2023 of 5.80 cents was based on 2.90 cents and 2.90 cents announced for 1H 2023 and 2H 2023 respectively.
9 DPU for 2022 of 5.92 cents was based on 2.97 cents and 2.95 cents announced for 1H 2022 and 2H 2022 respectively.

Half-Yearly Results

	First Half		Second Half		Full Year
	$'000	%	$'000	%	$'000
Distribution to Unitholders					
2023	**108,965**	**50**	**109,694**	**50**	**218,659**
2022	110,540	50	110,396	50	220,936
Property income					
2023	**114,874**	**49**	**118,197**	**51**	**233,071**
2022	109,769	50	109,517	50	219,286
Net property income					
2023	**89,870**	**49**	**92,509**	**51**	**182,379**
2022	89,471	51	86,471	49	175,942
Interest income					
2023	**3,685**	**50**	**3,655**	**50**	**7,340**
2022	9,094	36	16,170	64	25,264
Share of results of associates					
2023	**40,296**	**50**	**39,829**	**50**	**80,125**
2022	44,628	57	33,159	43	77,787
Share of results of joint ventures					
2023	**11,943**	**50**	**11,722**	**50**	**23,665**
2022	11,663	51	11,244	49	22,907

INVESTING IN A SUSTAINABLE FUTURE

TAN SWEE YIOW
Chairman

With return-to-office gaining momentum, coupled with the continued flight-to-quality trend, we expect the demand for high quality office space to remain strong.

DEAR UNITHOLDERS,

On behalf of the Board and management of Keppel REIT Management Limited, I am pleased to present the annual report of Keppel REIT for the financial year ended 31 December 2023.

RESILIENT PERFORMANCE UNDERPINNED BY OPERATIONAL EXCELLENCE

The global economic recovery slowed down in 2023 due to policy tightening in many countries, while geopolitical instability, high inflation and interest rates continued to fuel uncertainty and volatility in the markets.

Keppel REIT's focus on prime commercial real estates in key business cities in Asia Pacific has proven to be the right strategy amidst the challenging global economic landscape. We continue to be a beneficiary of the flight-to-quality trend in the demand for quality office spaces with placemaking amenities that appeal to tenants and their employees.

In 2023, Keppel REIT delivered $218.7 million in distribution to Unitholders, translating into a Distribution per Unit (DPU) of 5.80 cents. We announced an Anniversary Distribution in 2022, totalling $100 million to be distributed from our accumulated capital gains over a five-year period. With the disciplined execution of our portfolio optimisation strategy, we have been able to realise the value of Keppel REIT's quality assets and have strategically reinvested the returns and also shared the gains with our Unitholders through the Anniversary Distribution. We remain committed to the Anniversary Distribution to recognise Unitholders' support over the years.

STRONG PORTFOLIO OPERATIONS

Our rigourous asset management has enabled us to deliver a strong set of operational performance. Keppel REIT's portfolio committed occupancy increased from 96.3% as at 31 December 2022 to 97.1% as at 31 December 2023 and the portfolio's net property income also increased by 3.7% year-on-year to $182.4 million.

"With a long-term prudent approach towards capital management, we have managed our funding cost effectively despite the higher interest rate environment."

The Singapore portfolio continued to enjoy high occupancy of 99% whilst the Seoul and Tokyo properties achieved 95.8% and 100% committed occupancy respectively.

The properties in Australia have also achieved higher occupancies in 2023, with 8 Chifley Square recording 100% committed occupancy. Our newly completed property, 2 Blue Street (formerly known as Blue & William), has also made good leasing progress and recorded an increase in occupancy from 30.7% as at 31 December 2022 to 66.4% as at 31 December 2023. The rental support[1] on the unlet spaces for 2 Blue Street has commenced and will continue for a period of up to three years from the practical completion date.

Capitalising on the continued strong demand for quality office spaces, Keppel REIT's portfolio recorded rental reversion of close to 10% for 2023. Our quality and well-diversified tenant base is anchored by reputable blue-chip corporations and government agencies.

A total of 1,509,800 sf of premium commercial space was leased during the financial period, with the majority of the leases committed in Singapore. The weighted average signing rent for the leases committed in Singapore central business district was approximately $12.41 psf per month[2]. As at 31 December 2023, the weighted average lease expiry for the portfolio and top 10 tenants remained long at approximately 5.5 years and 9.7 years respectively.

Keppel REIT adopts a proactive asset management approach to ensure that its properties remain the preferred choice for high-quality tenants. Asset enhancement works have commenced at One Raffles Quay in Singapore in

1 The rental support received for the period from practical completion on 3 April 2023 to 31 December 2023 amounted to $10.9 million.
2 Weighted average for Singapore office leases concluded in 2023 for Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.

2 Blue Street achieved practical completion in April 2023 and has attracted strong interest from potential tenants.

We continued to execute sustainability initiatives that have tangible positive impact on Keppel REIT's operating performance.

1Q 2024, while in Australia, the refurbishment of Pinnacle Office Park's lobby and outdoor terrace areas was completed in January 2024[1].

EFFECTIVE CAPITAL MANAGEMENT

Our financial position continued to be strong as at 31 December 2023, with aggregate leverage at 38.9% and the weighted average term to maturity of borrowings at 2.4 years. With a long-term prudent approach towards capital management, we have managed our funding cost effectively despite the higher interest rate environment. In 2023, our all-in interest rate continued to remain well below 3% per annum, at 2.89% per annum, while adjusted interest coverage ratio remained healthy at 3.0 times.

As at end-2023, the percentage of borrowings on fixed rates remained stable at 75%, which will provide greater certainty over our borrowing costs. In view of the current interest rate environment, we will enter into hedges, when appropriate, to better manage our funding costs.

In line with our commitment for responsible growth, we have been strengthening our green funding sources and keeping a high proportion of green financing in our portfolio capital structure. In 2023, we secured four green loan facilities totalling $910.6 million, enabling us to achieve 64% of our borrowings from sustainability-focused funding sources.

FOCUS ON SUSTAINABILITY

In 2023, we continued to execute sustainability initiatives that have tangible positive impact on Keppel REIT's operating performance. To date, asset enhancement initiatives have translated to an estimated 3,230,000 kWh in energy savings per annum in total.

We have also continued to strengthen our environmental, social and governance (ESG) reporting and disclosures. This reflects our commitment to sustainability and responsible business practices, as well as helps us in building trust with and long-term value for our stakeholders. In 2023, Keppel REIT made its first submission to CDP's[2] full Climate Change 2023 Questionnaire to measure its environmental impacts, set targets and demonstrate progress on key commitments.

Together with Keppel's Fund Management and Investment platforms (Keppel FM&I), a total of more than 900 volunteer hours was achieved in 2023 through various environmental and community outreach events, including activities held together with our adopted charity, the Muscular Dystrophy Association (Singapore)[3].

CAPITALISING ON OUR STRENGTHS

The International Monetary Fund (IMF) has projected global growth to be 3.1% in 2024 and 3.2% in 2025, taking into consideration the stronger-than-expected resilience in the United States, emerging markets and developing economies, as well as fiscal stimulus in China.

With the easing of supply side issues and restrictive monetary policy, the IMF expects inflation to fall to 5.8% and 4.4% in 2024 and 2025 respectively, which may lead to a reduction in interest rates. This could improve business and financial market sentiments, as well as positively impact the commercial real estate sector.

Keppel REIT's portfolio of prime commercial properties, located in Asia Pacific's key business districts, has remained resilient throughout the past few years of market uncertainties. With return-to-office gaining momentum, coupled with the continued flight-to-quality trend, we expect the demand for high quality office spaces to remain strong. We will continue to enhance the quality of our portfolio through proactive asset management, while maintaining a rigorous approach towards growth and capital management, to deliver stable income and drive sustainable long-term total returns to our Unitholders.

IN APPRECIATION

On behalf of the Board and management, we are pleased to welcome Ms Carol Anne Tan to the Board. With her extensive experience and expertise in the real estate and legal sectors, we look forward to her valuable insights and contribution to the Board.

In closing, I would like to express my sincere appreciation to our Unitholders, business partners and tenants for their continued support and trust in Keppel REIT. I would also like to thank my fellow Board members, the management team and staff for their dedication and commitment, as we continue investing in a sustainable future.

Yours sincerely,

TAN SWEE YIOW
Chairman
5 March 2024

Key ESG Achievements in 2023

Reduction in Emissions

16.9% reduction in Scope 1 and 2 emissions from 2019 baseline.

Water Management

12.6% reduction in water usage from 2019 baseline.

Green Certification

100% of Keppel REIT's properties are green-certified[4].

Green Funding

64% sustainability-focused funding, which exceeded the target of achieving 50% sustainability-focused funding by 2025.

4 Star Rating

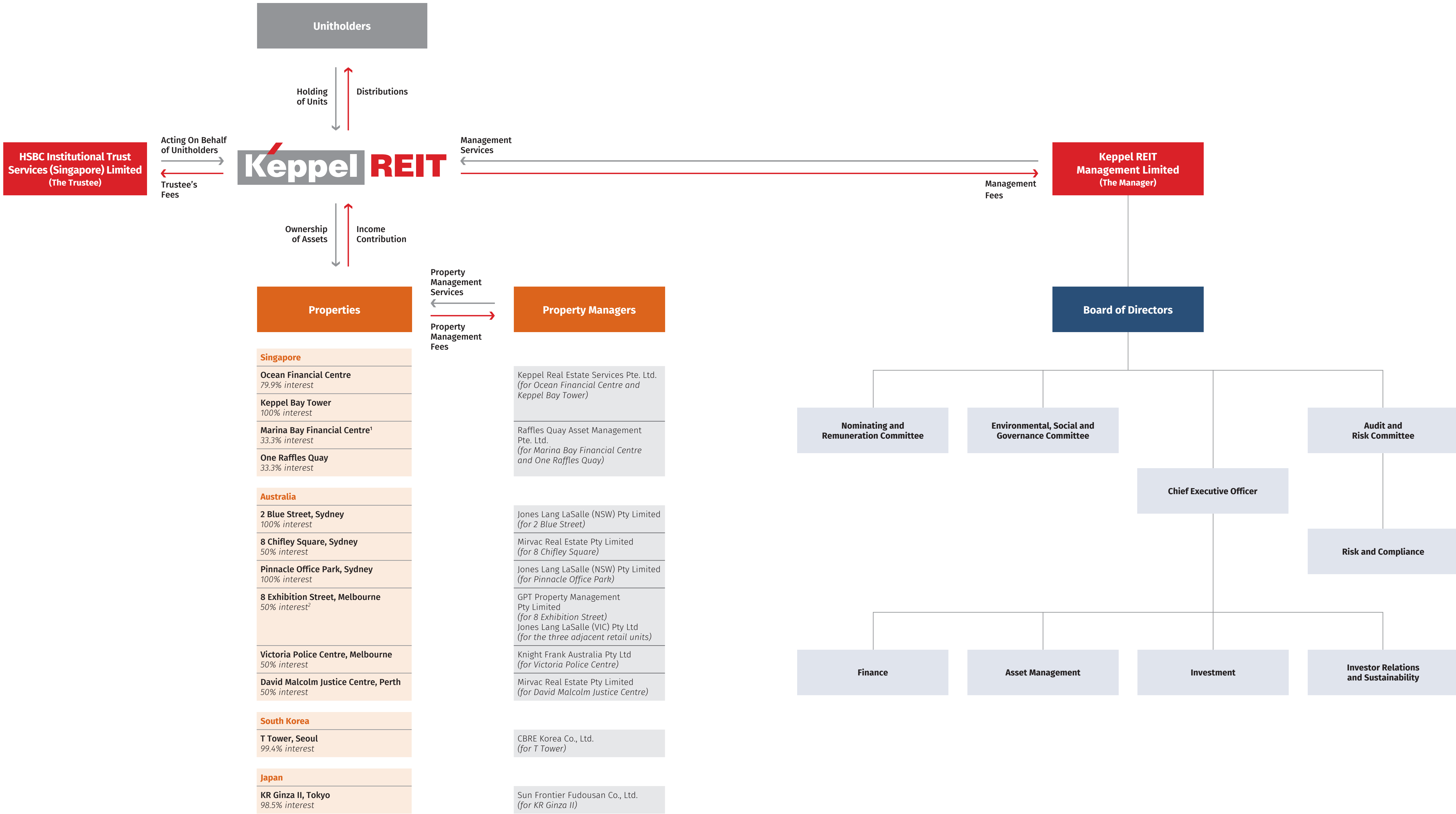
Retained 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in the 2023 GRESB Assessment.

Zero Fatalities

There were no fatalities, work-related injuries or safety incidents reported.

[1] See Property Portfolio section for more information on these asset enhancement initiatives.
[2] Formerly known as the Carbon Disclosure Project. CDP is the industry standard for corporate environmental reporting and is fully aligned with the Task Force on Climate-related Financial Disclosures (TCFD) recommendations.
[3] More information on Keppel REIT's sustainability initiatives and performance is available in the Sustainability Report section.
[4] Except for 2 Blue Street, which achieved practical completion in 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.

Trust and Organisation Structure



Properties	Property Managers
Singapore	
Ocean Financial Centre *79.9% interest*	Keppel Real Estate Services Pte. Ltd. *(for Ocean Financial Centre and Keppel Bay Tower)*
Keppel Bay Tower *100% interest*	
Marina Bay Financial Centre[1] *33.3% interest*	Raffles Quay Asset Management Pte. Ltd. *(for Marina Bay Financial Centre and One Raffles Quay)*
One Raffles Quay *33.3% interest*	
Australia	
2 Blue Street, Sydney *100% interest*	Jones Lang LaSalle (NSW) Pty Limited *(for 2 Blue Street)*
8 Chifley Square, Sydney *50% interest*	Mirvac Real Estate Pty Limited *(for 8 Chifley Square)*
Pinnacle Office Park, Sydney *100% interest*	Jones Lang LaSalle (NSW) Pty Limited *(for Pinnacle Office Park)*
8 Exhibition Street, Melbourne *50% interest*[2]	GPT Property Management Pty Limited *(for 8 Exhibition Street)* Jones Lang LaSalle (VIC) Pty Ltd *(for the three adjacent retail units)*
Victoria Police Centre, Melbourne *50% interest*	Knight Frank Australia Pty Ltd *(for Victoria Police Centre)*
David Malcolm Justice Centre, Perth *50% interest*	Mirvac Real Estate Pty Limited *(for David Malcolm Justice Centre)*
South Korea	
T Tower, Seoul *99.4% interest*	CBRE Korea Co., Ltd. *(for T Tower)*
Japan	
KR Ginza II, Tokyo *98.5% interest*	Sun Frontier Fudousan Co., Ltd. *(for KR Ginza II)*

[1] Marina Bay Financial Centre comprises Towers 1, 2 and 3, as well as the subterranean mall, Marina Bay Link Mall.
[2] Keppel REIT owns 50% interest in the 8 Exhibition Street office building and 100% interest in the three adjacent retail units.

Corporate Governance at a Glance

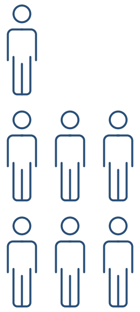
The Board and Management of Keppel REIT Management Limited, as manager of Keppel REIT, are fully committed to upholding good corporate governance standards.

HIGHLIGHTS

100%
Board meeting attendance

Lead Independent Director appointed since June 2021

TENURE (YEARS)

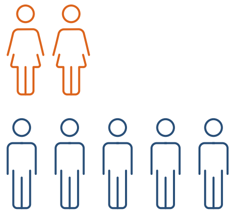


0-3 years

3-6 years

6-9 years

BOARD GENDER DIVERSITY



female

male

ATTENDANCE TABLE

	Board Meetings Attended	Audit and Risk Committee Meetings Attended	Nominating and Remuneration Committee Meetings Attended	Environmental, Social and Governance Committee Meetings Attended	Unitholder Meeting(s) Attended
Mr Tan Swee Yiow	4	–	–	2	1
Mr Ian Roderick Mackie	4	–	2	2	1
Mr Alan Rupert Nisbet	4	4	–	–	1
Ms Christina Tan	4	–	2	–	1
Mr Mervyn Fong[1]	4	4	2	1/1	1
Mr Yoichiro Hamaoka	4	4	–	–	1
Ms Carol Anne Tan[2]	2/2	–	–	1/1	–[3]
No. of Meetings held in FY 2023	**4**	**4**	**2**	**2**	**1**

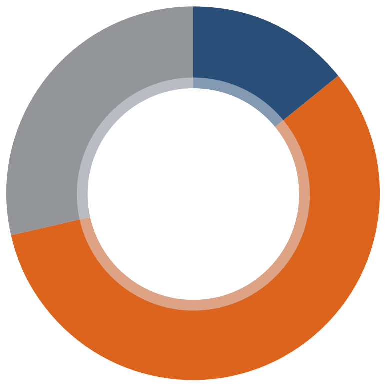
[1] Stepped down as member of the ESG Committee on 2 May 2023.
[2] Appointed as Director of the Manager and member of the ESG Committee on 2 May 2023.
[3] Ms Carol Anne Tan was appointed as Director after the 2023 AGM and therefore did not attend the AGM.

BOARD COMPOSITION DASHBOARD

INDEPENDENCE

Independent Directors	71.4%
Non-Independent Directors	28.6%

AGE PROFILE



50-59 years old	14.3%
60-69 years old	57.1%
70-79 years old	28.6%

CORPORATE GOVERNANCE POLICIES

The Manager adopts the Code of Corporate Governance 2018 issued by the Monetary Authority of Singapore on 6 August 2018, as amended from time to time (the "CG Code") as its benchmark for corporate governance policies and practices. The Manager is pleased to share that Keppel REIT has complied with the principles of the CG Code and complied in all material aspects with the provisions and practices in the CG Code. Where there are deviations from the provisions of the CG Code, appropriate explanations have been provided in this Annual Report. Please refer to pages 176 to 204 for more information on the corporate governance policies of Keppel REIT and the Manager.

RISK MANAGEMENT AND INTERNAL CONTROLS

Identifying and managing risks is central to the business of Keppel REIT and to protecting Unitholders' interests and value. Keppel REIT operates within overall guidelines and specific parameters set by the Board. Responsibility for managing risks lies with the Manager, working within the overall strategy outlined by the Board. The Manager has appointed an experienced and well-qualified management team to handle its day-to-day operations.

HOW KEPPEL REIT COMPLIES WITH THE CG CODE

Board of Directors and The Manager

Board Committees

A Audit and Risk Committee

N Nominating and Remuneration Committee

E Environmental, Social and Governance Committee

Board of Directors

TAN SWEE YIOW, 63

Chairman and Non-Executive Director

E

Date of first appointment as a director:
20 March 2017

Length of service as a director (as at 31 December 2023):
6 years 9 months

Board Committee(s) served on:
Chairman of Environmental, Social and Governance Committee

Academic & Professional Qualification(s):
Bachelor of Science (First Class Honours) in Estate Management, National University of Singapore; Master of Business Administration in Accountancy, Nanyang Technological University

Present Directorships (as at 1 January 2024):
Listed companies
Bukit Sembawang Estates Limited (with effect from 9 January 2024)

Other principal directorships
E M Services Private Limited;
City Energy Pte. Ltd.;
Various associated companies of Keppel REIT

Major Appointments (other than directorships):
Board of World Green Building Council (Director); Board of Singapore Green Building Council (Honorary Advisor); Workplace Safety and Health Council (Construction and Landscape Committee) (Deputy Chairman); Management Committee of the Real Estate Developers' Association of Singapore (President)

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Keppel Management Ltd. (formerly known as Keppel Land Limited), various subsidiaries and associated companies of Keppel Management Ltd. and Keppel REIT

Others:
Former Senior Managing Director of Real Estate at Keppel Ltd.

IAN RODERICK MACKIE, 68

Lead Independent Director

N E

Date of first appointment as a director:
5 December 2019

Length of service as a director (as at 31 December 2023):
4 years 1 month

Board Committee(s) served on:
Chairman of Nominating and Remuneration Committee;
Member of Environmental, Social and Governance Committee

Academic & Professional Qualification(s):
Bachelor of Arts (Economics and Law), University of Canberra; Associate, Society of Land Economists, Australia

Present Directorships (as at 1 January 2024):
Listed companies
Elanor Investors Limited;
Elanor Funds Management Limited

Other principal directorships
Nil

Major Appointments (other than directorships):
Urban Land Institute (Global Governing Trustee); Australian charity, Co-Housing for Older Women (Director and Management Committee)

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Urban Land Institute, Australia (Chairman); Urban Land Institute Asia Pacific (Board Member); Urban Land Institute Asia Pacific Foundation (Board Member)

Others:
Former International Director and Head of Private Equity and Strategic Partnerships at LaSalle Investment Management Asia Pte Ltd

ALAN RUPERT NISBET, 73

Independent Director

A

Date of first appointment as a director:
1 October 2017

Length of service as a director (as at 31 December 2023):
6 years 3 months

Board Committee(s) served on:
Chairman of Audit and Risk Committee

Academic & Professional Qualification(s):
Diploma of Business Studies (Accounting), Caulfield Institute of Technology, Melbourne

Present Directorships (as at 1 January 2024):
Listed companies
Nil

Other principal directorships
Nil

Major Appointments (other than directorships):
Nil

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Ascendas Pte. Ltd.; Accounting and Corporate Regulatory Authority; KrisEnergy Limited; RF Capital group of companies; Halcyon Agri Corporation Limited; Standard Chartered Bank (Singapore) Limited; CapitaLand India Trust Management Pte. Ltd. (the trustee-manager of CapitaLand India Trust)

Others:
Nil

CHRISTINA TAN, 58

Non-Executive Director

N

Date of first appointment as a director:
15 September 2016

Length of service as a director (as at 31 December 2023):
7 years 4 months

Board Committee(s) served on:
Member of Nominating and Remuneration Committee

Academic & Professional Qualification(s):
Bachelor of Accountancy (Honours), National University of Singapore; CFA® Charterholder

Present Directorships (as at 1 January 2024):
Listed companies
Keppel DC REIT Management Pte. Ltd. (the manager of Keppel DC REIT); Keppel Infrastructure Fund Management Pte. Ltd. (the trustee-manager of Keppel Infrastructure Trust)

Other principal directorships
Keppel Capital Holdings Pte. Ltd.; Keppel Fund Management Limited (formerly known as Alpha Investment Partners Limited); Keppel Capital Alternative Asset Pte. Ltd.

Major Appointments (other than directorships):
Chief Executive Officer, Fund Management and Chief Investment Officer, Keppel Ltd.

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Various subsidiaries and associated companies of Keppel Fund Management Limited and funds managed by Keppel Fund Management Limited

Others:
Nil

MERVYN FONG, 65

Independent Director

A N

Date of first appointment as a director:
1 March 2021

Length of service as a director (as at 31 December 2023):
2 years 10 months

Board Committee(s) served on:
Member of Audit and Risk Committee; Member of Nominating and Remuneration Committee

Academic & Professional Qualification(s):
Bachelor of Commerce (Second Class Upper Honours), University of Birmingham, UK; MBA, National University of Singapore; Singapore Management University – Singapore Institute of Directors Executive Diploma in Directorship

Present Directorships (as at 1 January 2024):
Listed companies
Nil

Other principal directorships
Mizuho Securities Asia Limited; Mizuho Securities (Singapore) Pte. Ltd.

Major Appointments (other than directorships):
Spark Systems Pte. Ltd. (Advisory Board Member); Trinity Annual Conference, The Methodist Church in Singapore (Executive Board Member and Vice Chairman of the Board of Finance)

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
HSBC Bank (Singapore) Limited

Others:
Nil

Board of Directors and The Manager

Board of Directors

YOICHIRO HAMAOKA, 70

Independent Director

A

Date of first appointment as a director:
30 April 2021

Length of service as a director (as at 31 December 2023):
2 years 8 months

Board Committee(s) served on:
Member of Audit and Risk Committee

Academic & Professional Qualification(s):
Bachelor of Arts (Political Science and Economics), Waseda University, Japan

Present Directorships (as at 1 January 2024):
Listed companies
Nippon Prologis REIT, Inc.

Other principal directorships
EW Asset Management Co., Limited; Bautech Group Inc.; HITO-TO-HITO Holdings Co., Ltd.; Film Players Limited and Film Innovations Corporation

Major Appointments (other than directorships):
Nil

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Akatsuki Corp. and Myplace Group Inc.

Others:
Nil

CAROL ANNE TAN, 61

Independent Director

E

Date of first appointment as a director:
2 May 2023

Length of service as a director (as at 31 December 2023):
8 months

Board Committee(s) served on:
Member of Environmental, Social and Governance Committee

Academic & Professional Qualification(s):
Bachelor of Laws (with Honours), National University of Singapore
Advocate and Solicitor, Supreme Court of Singapore

Present Directorships (as at 1 January 2024):
Listed companies
Nil

Other principal directorships
Nil

Major Appointments (other than directorships):
Nil

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Nil

Others:
Nil

The Manager

KOH WEE LIH, 51

Chief Executive Officer

Mr Koh has over 26 years of experience in investment, corporate finance and asset management, of which more than 18 years were in real estate, covering investments, developments, asset management and real estate private equity in the Asia Pacific region. He was appointed as Chief Executive Officer of the Manager on 1 December 2021.

Prior to joining the Manager, Mr Koh was the Executive Director and CEO of AIMS APAC REIT Management Limited, the manager of AIMS APAC REIT (AA REIT) from 2014 to 2021, where he was responsible for the overall planning, management and operation of AA REIT. Mr Koh had also held various senior positions at AA REIT as well as other private funds and real estate developers, overseeing regional investment and asset management.

Mr Koh holds a Master of Business Administration, a Master of Science in Industrial and Operations Engineering and a Bachelor of Science (Summa Cum Laude) in Aerospace Engineering, all from the University of Michigan.

Major Appointments (other than directorships):
President of the REIT Association of Singapore (REITAS)

Present Directorships (as at 1 January 2024):
Various subsidiaries and associated companies of Keppel REIT

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
AIMS APAC REIT Management Limited, various subsidiaries and associated companies of AIMS APAC REIT

SEBASTIAN SONG, 43

Chief Financial Officer

Mr Song was appointed as Chief Financial Officer of the Manager with effect from 30 October 2023.

Mr Song has more than 18 years of experience in financial reporting, consolidation, taxation, compliance and audit.

Prior to joining the Manager in 2015, he was a Senior Audit Manager with Ernst & Young LLP, where he was involved in the audit of Singapore-listed corporations and multinational companies across various industries including real estate, construction and shipping, as well as initial public offerings.

Mr Song holds a Bachelor of Accountancy from Nanyang Technological University. He is a Chartered Accountant (Singapore) and is a member of the Institute of Singapore Chartered Accountants.

Present Directorships (as at 1 January 2024):
Various subsidiaries and associated companies of Keppel REIT

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Nil

RODNEY YEO, 52

Head of Asset Management

Mr Yeo has over 20 years of experience in the real estate and finance industries in Singapore, China and the US.

Prior to joining the Manager, he was Vice President, Asset and Investment Management at OUE Commercial REIT Management Pte. Ltd., the manager of OUE Commercial REIT. He was previously Director of Investments with KOP Properties, a real estate developer, where he was responsible for investment sourcing and screening as well as asset management.

Prior to that, Mr Yeo was Vice President, Investment and Asset Management, at Wachovia Bank's Real Estate Asia team in Singapore, as well as with Kailong REI in Shanghai. Mr Yeo started his career as an analyst in the US and took on various real estate acquisition and asset management roles in his eight years there.

Mr Yeo holds a Bachelor of Science Degree in Business Administration from the University of Southern California.

Present Directorships (as at 1 January 2024):
Various subsidiaries and associated companies of Keppel REIT

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Nil

TEO XUAN LIN, 40

Head of Investment

Ms Teo has over 15 years of experience in investment in real estate industry across key Asia Pacific markets of Singapore, Australia, South Korea and Japan.

Ms Teo joined the Manager in June 2021 as Senior Vice President, Investments. Prior to that, she was Senior Vice President, Investments, at Keppel Fund Management Limited (formerly known as Alpha Investment Partners Limited), the real estate private fund management arm of Keppel. During her time at Keppel Fund Management from May 2008, she was primarily involved in investment activities in key gateway cities in Asia Pacific such as Singapore, Hong Kong, South Korea and Australia, as well as across various asset classes, including offices, retail, hotels, serviced apartments and data centres.

Before joining Keppel Fund Management, Ms Teo was with the Investment Company of the People's Republic of China, a fully owned subsidiary of the People's Bank of China, where she was involved in the risk management function.

Ms Teo holds a Bachelor of Business Administration (Honours) from National University of Singapore with a Major in Finance. She is also a CFA® Charterholder.

Present Directorships (as at 1 January 2024):
Various subsidiaries and associated companies of Keppel REIT

Past Directorships held over the preceding 5 years (from 1 January 2019 to 31 December 2023):
Nil

Milestones

2 Blue Street in Sydney, which was acquired in 2021, achieved practical completion on 3 April 2023.

1Q

1Q 2023 Distributable Income from Operations, including Anniversary Distribution, was $55.2 million.

2Q

1H 2023 Distribution to Unitholders, including Anniversary Distribution, was $109.0 million, and 1H 2023 Distribution per Unit (DPU) was 2.90 cents.

2 Blue Street (formerly known as Blue & William) received its Certificate of Practical Completion on 3 April 2023.

Keppel REIT bought back and cancelled 19.65 million units in 1H 2023.

Convened in-person Annual General Meeting on 21 April 2023 with all proposed resolutions passed.

Ms Carol Anne Tan was appointed as an independent non-executive director and a member of the Environmental, Social and Governance (ESG) Committee of the Manager with effect from 2 May 2023.

3Q

Distributable Income from Operations, including Anniversary Distribution, for the first nine months of 2023 was $163.6 million.

4Q

FY 2023 Distribution to Unitholders, including Anniversary Distribution, was $218.7 million, and FY 2023 DPU was 5.80 cents.

KR Ginza II secured two new tenants from the technology, media and telecommunications sector, bringing committed occupancy of the asset to 100%.

At 2 Blue Street, Equifax moved in as an anchor tenant, and committed Pacific National as the second anchor tenant.

Issued $200 million of 3.72% medium term notes due 2026.

Keppel REIT retained a 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in the 2023 GRESB Assessment.

Keppel REIT maintained 'A' in the MSCI ESG Rating and Prime status in the ISS ESG Corporate Rating.

Investor Relations

The Manager is committed to upholding a high standard of disclosure and engaging the investment community proactively to provide timely and transparent communication. It has established defined principles and practices that are set out in its Investor Relations (IR) Policy which is available on Keppel REIT's corporate website, www.keppelreit.com/investor-relations/investor-relations-policy.

Proactive and ongoing engagement with the investment community is a key focus for Keppel REIT.

TIMELY AND TRANSPARENT DISCLOSURES

While Keppel REIT has adopted half-yearly announcements of its financial statements and distributions, the Manager continues to proactively engage investors, analysts and the media through interim business updates for 1Q and 3Q which include commentaries on Keppel REIT's financial and portfolio performance, capital management efforts, as well as industry trends and prospects. Keppel REIT's half-yearly financial results and interim business updates are released within one month after the end of each period.

All announcements are promptly uploaded on SGXNet and updated on Keppel REIT's corporate website. The latest information and publications such as annual reports, media releases, investor presentations, financial and portfolio information and general information are also updated regularly on the website. Investors who wish to receive the latest updates on Keppel REIT can subscribe to the email notification service via the website. In addition, investors can submit their questions via the dedicated investor relations email.

PROACTIVE ENGAGEMENTS

In 2023, the senior management and IR team engaged more than 570 institutional investors and analysts through one-on-one and group conference calls, non-deal road shows, conferences, property tours, as well as held virtual and in-person meetings with investors from both local and global companies based in Australia, Brunei, Canada, Hong Kong, Japan, Malaysia, South Korea, Taiwan, Thailand, the United Kingdom and the United States. Proactive engagements create opportunities for the Manager to communicate with investors and analysts, understand their viewpoints, gather feedback and address their concerns.

PROACTIVE ENGAGEMENT WITH INVESTORS AND ANALYSTS

>570

Engaged through conferences, meetings, teleconferences and webinars in 2023.

STRONG PUBLIC DISCLOSURE

'A' Rating

Recognised in public disclosure in the 2023 GRESB Assessment.

Annual General Meetings provide a platform for Unitholders to engage with the Board of Directors and management.

Investor Relations

For Keppel REIT's half-year and full-year results, "live" audio webcasts were organised, where analysts, media, as well as institutional and retail investors were able to dial in to listen to the management's presentation on Keppel REIT's strategy, performance, industry updates and outlook, as well as participate in the question-and-answer session. At the same time, teleconferences and virtual meetings continued to be held for analysts and investors following the announcements of Keppel REIT's first and third quarter key business and operational updates.

As part of its investor outreach initiatives, Keppel REIT participated in the NH-DBS Singapore REITs Corporate Day jointly organised by DBS and NH Investment & Securities held in Seoul, Citi Asia Pacific Property Conference 2023 held in Hong Kong, and the Bank of America Global Real Estate Conference held in New York. To engage retail investors, the Manager delivered a webinar presentation hosted by Phillip Securities. The Manager also participated in the 2023 REITs Symposium, which was jointly organised by ShareInvestor, InvestingNote and the REIT Association of Singapore (REITAS).

In August 2023, Keppel's REITs and Trust organised an Investor Day in partnership with DBS that was held in Bangkok. Investors were invited to attend the event in-person to interact with the senior management of Keppel REIT.

Keppel REIT's Annual General Meeting (AGM) was convened and held at Suntec Singapore Convention and Exhibition Centre on 21 April 2023. Unitholders were able to submit their questions before the AGM, and responses to substantial and relevant questions were published ahead of the AGM on SGXNet and Keppel REIT's corporate website.

All proposed resolutions were approved by the Unitholders, and the results were announced during the meeting. Results and minutes of the AGM were also published on SGXNet and Keppel REIT's corporate website. An independent scrutineer was appointed to validate the results and oversee the AGM process.

UNITHOLDINGS BY INVESTOR TYPE (%)
as at 6 February 2024

Sponsor and related parties	37.3
Institutional	26.5
Retail	36.2
Total	**100.0**

UNITHOLDINGS BY GEOGRAPHY[1] (%)
as at 6 February 2024

Singapore	22.1
North America	15.3
Asia (excluding Singapore)	9.7
UK	6.1
Europe (excluding UK)	3.6
Others[2]	43.2
Total	**100.0**

Research Coverage

Keppel REIT is covered by 15 research houses:

- Bank of America
- CGS-CIMB
- Citi
- CLSA
- DBS
- Goldman Sachs
- HSBC
- JP Morgan
- Macquarie
- Maybank Kim Eng
- Morgan Stanley
- Morningstar
- RHB
- UBS
- UOB Kay Hian

Constituent of Key Indices[3]

- FTSE4Good Index Series
- FTSE EPRA Nareit Singapore Index
- FTSE ST All-Share Real Estate Index
- GPR 250 Index Series
- MSCI Singapore Small Cap Index
- iEdge SG ESG Transparency Index
- iEdge SG ESG Leaders Index
- iEdge-UOB APAC Yield Focus Green REIT Index
- Morningstar Singapore REIT Yield Focus Index
- Solactive CarbonCare Asia Pacific Green REIT Index

1 Excluding Sponsor and related parties.
2 "Others" comprises the rest of the world, as well as unidentified holdings and holdings below the analysis threshold as at 6 February 2024.
3 The list of key indices is not exhaustive.

CEO of the Manager, Mr Koh Wee Lih, gave an overview of Keppel REIT's strategy and performance at the Annual General Meeting held in April 2023.

Unitholder Enquiries
For more information, please contact the investor relations team at:

Telephone:
(65) 6803 1710

Email:
investor.relations@keppelreit.com

Website:
www.keppelreit.com

INVESTOR RELATIONS CALENDAR

Financial Year Ended 31 December 2023

1Q

- FY 2022 results webcast
- FY 2022 post-results investor briefing hosted by Citi
- Investor meetings in Tokyo hosted by UBS
- Investor meetings in Hong Kong hosted by CLSA and BNP Paribas
- NH-DBS Singapore REITs Corporate Day in Seoul jointly organised by DBS and NH Investment & Securities

2Q

- 1Q 2023 business and operational updates analyst teleconference
- 1Q 2023 post-business and operational updates investor engagement hosted by Bank of America
- AGM on 21 April 2023
- CGS-CIMB Retail Investor Webinar
- UBS Private Banking Client Advisors Briefing
- REITs Symposium
- DBS Private Banking Client Advisors Briefing
- Investor meetings in Taipei hosted by UOB Kay Hian
- Citi Asia Pacific Property Conference in Hong Kong

3Q

- 1H 2023 results webcast
- 1H 2023 post-results investor briefing hosted by DBS
- Bank of Singapore Private Banking Client Advisors Briefing
- Keppel REITs and Trust Investor Day in Bangkok
- REITAS Annual Conference
- Bank of America 2023 Global Real Estate Conference in New York
- Investor meetings in Kuala Lumpur hosted by CGS-CIMB

4Q

- 3Q 2023 business and operational updates analyst teleconference
- 3Q 2023 post business and operational update investor meetings hosted by Macquarie
- Investor meetings in Tokyo hosted by Bank of America
- Phillip Securities Retail Webinar
- Investor meetings in Singapore hosted by SGX and NH Investment & Securities

INDEPENDENT MARKET REVIEW

Singapore Review by CBRE

The office market has outperformed expectations in 2023 due to limited supply and increased back-to-office momentum.

SINGAPORE MARKET REVIEW

The Ministry of Trade and Industry (MTI) reported that Singapore's GDP expanded 1.1% year-on-year (y-o-y) in 2023, a slower pace from the 3.8% growth in 2022.

This was largely attributed to the tightening financial conditions, which weighed on external demand. The manufacturing sector contracted 3.6% in 2023 as output fell across most clusters, including electronics, biomedical manufacturing and chemicals. The construction sector grew 7.7%, supported by an increase in both public and private sector construction output. The services industries expanded by 2.3%, and it was mainly driven by the accommodation, information & communications, and real estate sectors.

SINGAPORE OFFICE MARKET OVERVIEW

Existing Supply

In 2023, total islandwide office stock declined 0.8% y-o-y to approximately 62.0 million square feet (sf). The Central Business District (CBD) Core[1] accounted for approximately 31.6 million sf of office stock (51.0% of total islandwide stock), of which 14.8 million sf is Grade A CBD Core office space. The CBD Fringe[2] and Decentralised[3] submarkets accounted for 15.7 million (25.4%) and 14.7 million sf (23.6%) respectively.

Approximately 0.3 million sf of office stock was completed in 2023. Major developments completed include the office component of Surbana Jurong Campus (211,600 sf) and One Holland Village (60,600 sf) in the Decentralised area. However, several buildings such as Golden Mile Complex, Faber House, Central Square and Central Mall were removed from CBRE's Research office stock as they were scheduled for redevelopment, hence office stock declined marginally on an islandwide basis.

Future Supply

From 2024 to 2026, islandwide supply pipeline is estimated at 3.6 million sf[4] (NLA). The CBD Core, CBD Fringe and Decentralised submarkets will account for 40.9% (1.5 million sf), 30.6% (1.1 million sf) and 28.6% (1.0 million sf) respectively.

Approximately 2.3 million sf of office supply will be introduced into the market in 2024. This includes the

completion of IOI Central Boulevard Towers (1.3 million sf) in CBD Core, which was initially slated to complete in 2023. Other developments due for completion in 2024 include Odeon 333 (39,800 sf) in the CBD Fringe, as well as Labrador Tower (696,800 sf) and Paya Lebar Green (320,900 sf) in the Decentralised area.

In the CBD Fringe, Keppel South Central (613,500 sf), and the redevelopment of Shaw Towers (435,000 sf), are slated for completion in 2025. Meanwhile, Solitaire on Cecil (196,600 sf) is expected to enter the CBD Core market in 2026.

Due to the economic headwinds experienced in 2023, net absorption was negative in 2023. The removal of older assets that have been slated for development such as Clifford Centre and PIL Building, coupled with the delay in completion of IOI Central Boulevard Towers, also contributed to a negative net supply situation. However, over the course of 2023, there was some degree of demand on the back of limited supply, albeit at a relatively subdued level compared to 2021 and 2022. CBRE noted that the amount of shadow spaces declined from a peak of 0.7 million sf in 1Q 2023 to 0.2 million sf in 4Q 2023. Some shadow spaces were taken off the market as some technology occupiers retained their office spaces, whereas other spaces were absorbed by occupiers seeking high-quality, fitted office spaces.

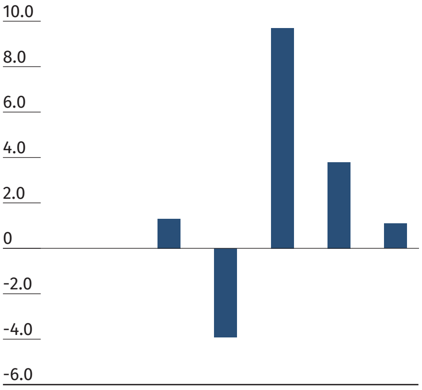
Demand for office space in 2023 was mainly contributed by private wealth and asset management companies, law firms, professional services, government agencies, and co-working space operators. Despite recent headlines of WeWork filing for bankruptcy in the United States, the operator announced that its operations in Singapore will not be impacted. Meanwhile, other flexible workspace operators appeared undeterred and continue to actively expand their presence within the CBD.

Flight-to-quality and flight-to-green were other trends that have held steady, as workplace-led changes have encouraged more relocations and adjustments to more efficient

[1] CBRE defines CBD Core as a composition of three micromarkets, including Raffles Place, Marina Centre and Shenton Way.
[2] The CBD Fringe area includes Tanjong Pagar, Beach Road/City Hall as well as Orchard Road.
[3] The Decentralised submarkets are anchored mainly by clusters of office in Alexandra/HarbourFront, Western Suburban area and Eastern Suburban area.
[4] The net lettable area and TOP dates are preliminary estimates and are subject to change.

Independent Market Review
Singapore

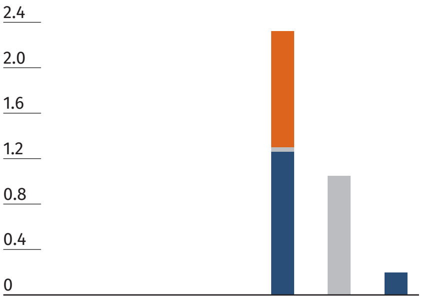
SINGAPORE REAL GDP GROWTH (%)



	2019	2020	2021	2022	**2023**
GDP Growth	1.3	(3.9)	9.7	3.8	**1.1**

Sources: MTI, CBRE

SINGAPORE ISLANDWIDE FUTURE OFFICE SUPPLY (2024-2026)



	2024	2025	2026
CBD Core	1.26	–	0.20
CBD Fringe	0.04	1.05	–
Decentralised	1.02	–	–
Total	**2.32**	**1.05**	**0.20**

Source: CBRE

Note: Due to rounding to the nearest 2 decimal places, numbers in this chart may not add up exactly to the total provided in this report.

footprints. This was prevalent in the private wealth, asset management and consumer goods sectors. The increasing back-to-office momentum has also contributed to demand for office space, with many companies mandating their employees to return to the office for more days per week in 2023. This showed that physical office spaces still play a crucial role in the workplace ecosystem.

As such, moderate levels of demand supported occupancy, with vacancy rates in the CBD Core submarket declining marginally by 0.1 percentage point from 5.3% in 4Q 2022 to 5.2% in 4Q 2023.

With Singapore's status as a key financial and wealth management hub, non-banking financial companies are showing a growing interest in Singapore for their headquarters, and sectors such as private wealth and asset managers have been expanding. This has also created higher demand for supporting industries such as accounting, legal & tax advisory and insurance sectors. Office demand will also continue to be supported by tenant displacement from planned redevelopments such as Singtel's New Comcentre (1.2 million sf) in the CBD Fringe.

Rental Values

Despite Singapore's modest GDP growth, flight-to-quality continued to be prevalent, as the limited availability of Grade A office spaces created a competitive environment for tenants, driving up rents and creating favourable conditions for landlords. CBD Core Grade A office rents grew 1.7% y-o-y from $11.70 to $11.90 psf per month in 4Q 2023, surpassing the pre-pandemic peak of $11.55 psf per month in 4Q 2019. On the other hand, CBD Core Grade B office rents were flat y-o-y at $8.50 psf per month. This resulted in the premium of CBD Core Grade A over Grade B office rents increasing to 40.0%, the highest since 2011.

Office Investment Market and Capital Values

Against the backdrop of elevated interest rates and macroeconomic uncertainties, total office investment volume fell 72.6% y-o-y in 2023 to $2.0 billion.

Notable transactions in 2023 included the sale of Robinson Point, which was sold by Vietnamese developer Viva Land Investment & Development Holdings for $399.0 million ($2,970 psf) to an 81:10:9 consortium between Yangzijiang Shipbuilding (Holdings) Ltd, 9Co Parker Pte Ltd and ICH Singapore Holdings Pte Ltd, and Union Investment's sale of Visioncrest Commercial for $441.0 million ($2,963 psf) to a consortium comprising Metro Holdings, TE Capital Partners and Lasalle Investment Management. There were some notable transactions for strata offices, including two floors of Solitaire on Cecil to entities related to Thye Hua Kwan Group of Charities for $103.2 million ($4,141 psf), and the sale of a floor at PLUS for $35.2 million ($3,140 psf) to a Southeast Asian Family Office.

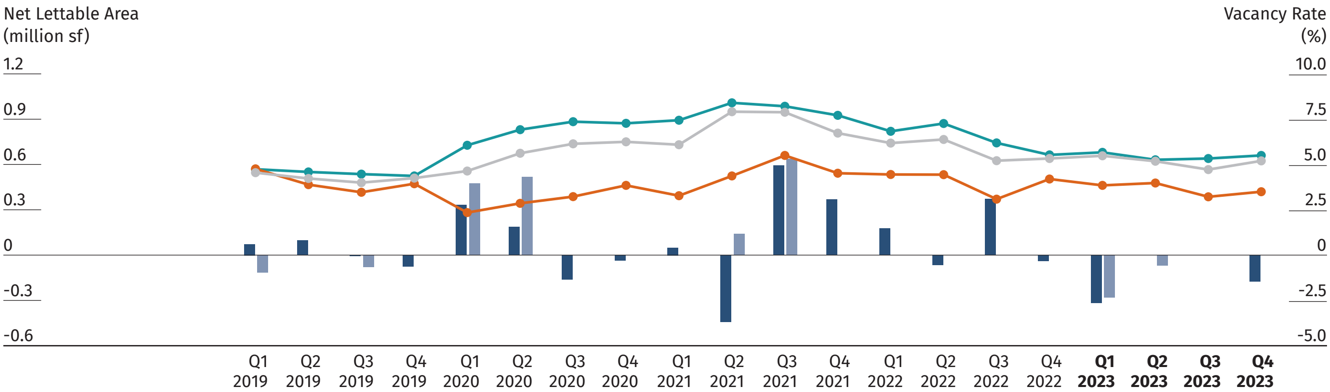
In 2023, Grade A CBD Core capital values declined by 3.3% y-o-y to $2,950 psf, while net yields also expanded by 0.2 percentage point y-o-y to 3.8% as rental values continued to climb. Moving forward, capital values are expected to remain resilient even as investors continue to adopt a

BREAKDOWN OF SINGAPORE OFFICE SUPPLY

Year	Proposed Project	Developer	Market	Estimated NLA (sf)
2024	IOI Central Boulevard Towers	Wealthy Link Pte Ltd	CBD Core	1,258,000
	Odeon 333	UOL Group Ltd	CBD Fringe	39,800
	Labrador Tower	SP Group	Decentralised	696,800
	Paya Lebar Green	Lendlease/Certis	Decentralised	320,900
2025	Keppel South Central	Keppel	CBD Fringe	613,500
	Shaw Tower Redevelopment	Shaw Towers Realty Pte Ltd	CBD Fringe	435,000
2026	Solitaire on Cecil	TE Capital Partners Pte Ltd	CBD Core	196,600

Source: CBRE

SINGAPORE CBD CORE DEMAND AND VACANCY



Net Absorption CBD Core (million sf)	(0.07)	(0.03)	0.37	(0.04)	**(0.17)**
Net New Supply CBD Core (million sf)	–	–	–	–	**–**
Vacancy Rate CBD Core (%)	4.25	6.25	6.73	5.33	**5.20**
Vacancy Rate Grade A CBD Core (%)	3.94	3.85	4.52	4.20	**3.50**
Vacancy Rate Grade B CBD Core (%)	4.37	7.27	7.71	5.53	**5.50**

Source: CBRE

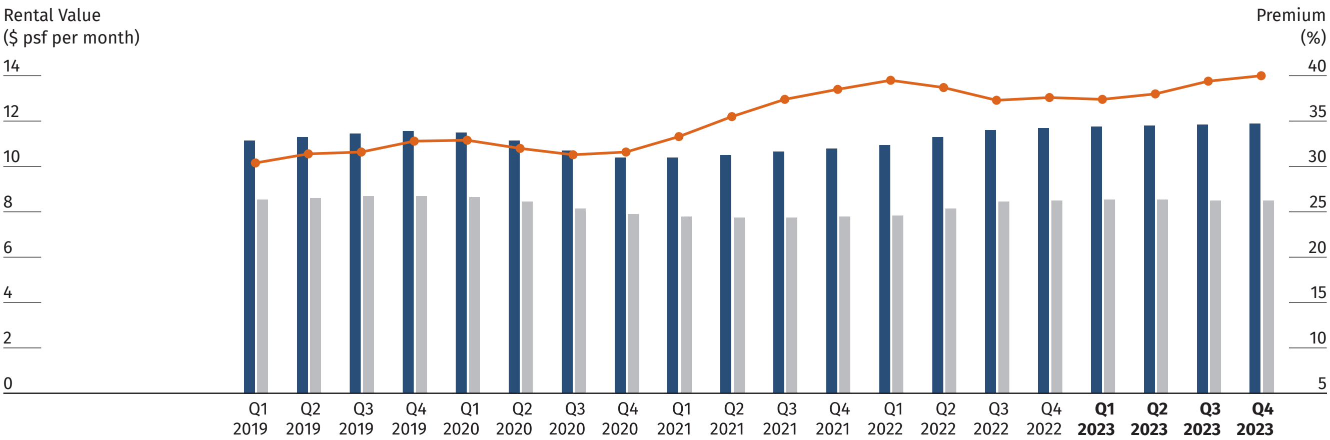
wait-and-see approach amid an elevated interest rate environment and global economic uncertainties.

The mid- to long-term outlook for office assets remains positive, supported by healthy liquidity in the market and strong market fundamentals. Strata office units are also expected to continue to attract market interests.

HarbourFront/Alexandra Micro-market

The HarbourFront/Alexandra precinct is located within a 10-minute drive from the CBD and is part of the Greater Southern Waterfront (GSW). The micro-market has seen interests mainly driven by companies in the technology and non-banking financial sectors. Banking, government agencies, FMCG, technology and shipping industries account for the majority of the occupants. Large-format shopping centres like VivoCity and HarbourFront Centre, which offer a variety of retail and F&B options, support the precinct's prominent office developments like Keppel Bay Tower, HarbourFront Centre, and Mapletree

SINGAPORE MONTHLY RENTAL VALUES AND PREMIUM



Grade A CBD Core ($ psf)	11.55	10.40	10.80	11.70	**11.90**
Grade B CBD Core ($ psf)	8.70	7.90	7.80	8.50	**8.50**
Premium (%)	32.8	31.6	38.5	37.6	**40.0**

Source: CBRE

Independent Market Review

Singapore

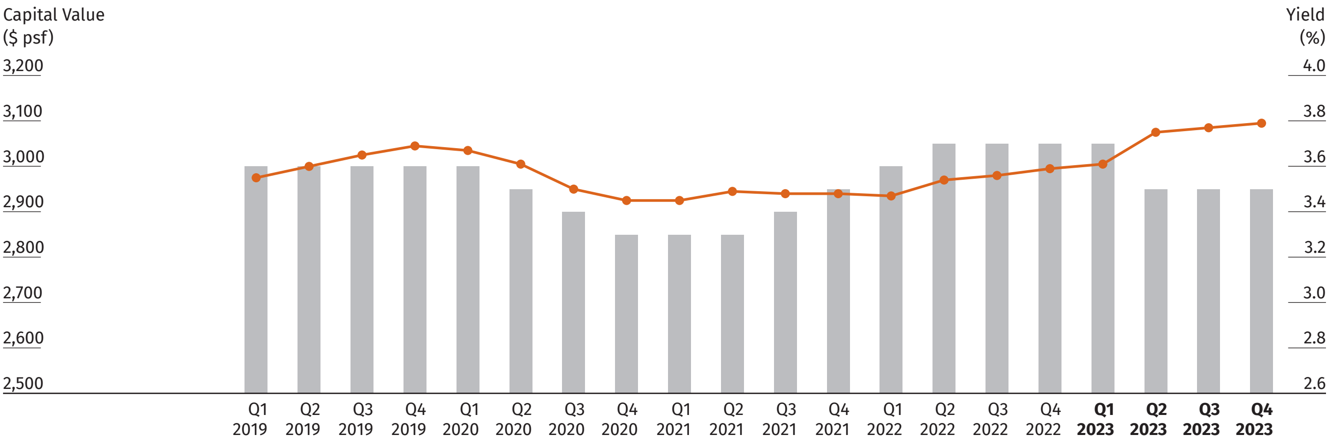
Keppel REIT's sterling portfolio of properties in Singapore includes Marina Bay Financial Centre, an integrated development comprising three premium Grade A office towers and the subterranean Marina Bay Link Mall.

Business City, as well as Dyson's headquarters at St James Power Station.

The new Labrador Tower located within the upcoming GSW precinct is set to complete in 2024 and is expected to inject about 0.7 million sf of Grade A office space into the HarbourFront/Alexandra market. Precommitment at Labrador Tower is relatively healthy.

The GSW will be transformed into a new major gateway for urban living along Singapore's southern coast. Extending from Pasir Panjang to Marina East, it is expected to be developed in phases over the next five to 10 years and aims to seamlessly connect various points of interest along the southern coast. HDB announced in 2022 that 6,000 HDB public housing flats will be built on the 48-hectare former Keppel Club site at Telok Blangah Road, along with another 3,000 private housing units, and increase the

SINGAPORE GRADE A CBD CORE OFFICE CAPITAL VALUES AND NET YIELD



	2019	2020	2021	2022	2023
Grade A CBD Core Capital Value ($ psf)	3,000	2,850	2,950	3,050	**2,950**
Grade A CBD Core Net Yield (%)	3.69	3.45	3.48	3.59	**3.79**

Source: CBRE

live-in population. The first phase of public housing flats is slated to be launched by 2025.

A major future commercial development in GSW is the redevelopment of HarbourFront Centre, which received provisional permission in 1H 2023 to be redeveloped into a development consisting of 1.1 million sf of office gross floor area (GFA) and 0.5 million sf GFA of retail space. This will be a nearly 47% increase from the current 1.05 million sf of combined office and retail GFA in the 13-storey building. Based on the written permission for a two-storey interim ferry and cruise terminal, the redeveloped HarbourFront Centre may only be completed beyond 2030.

Other prime land plots in the GSW will also be made available when the Port of Singapore Authority moves its Tanjong Pagar, Keppel and Pulau Brani terminals to Tuas by 2027 and Pasir Panjang by 2040. Going forward, the HarbourFront/Alexandra precinct stands to reap the benefits that future developments in the GSW will bring to the area.

The total office stock at HarbourFront/ Alexandra micro-market remained at 3.7 million sf as at the end of 2023, with rentals decreasing 0.8% y-o-y to $7.01 psf per month. Vacancy rate rose by 0.3 percentage points y-o-y to 3.2% at the end of 2023 as net absorption turned negative (0.01 million sf).

Economic and Office Market Outlook

MTI expects the economy to grow by 1.0-3.0% in 2024 as trade-related sectors improve modestly, and there may be a rebalancing of demand towards products as the post-pandemic spike in demand for services dissipates. This, alongside a normalisation of inventory levels, is likely to support a turnaround in global manufacturing activity over the course of the year. Global electronics demand is projected to recover which will bolster the growth of most regional economies. Nonetheless, further escalations of the Israel-Hamas conflict and the war in Ukraine could lead to renewed supply disruptions and commodity price shocks. The confluence of these factors could weigh on both business and consumer sentiments along with demand, leading to a slowdown in global growth and trade.

The return-to-office momentum in Singapore has also gathered pace. While some occupiers have fully embraced hybrid work arrangement, others are encouraging more workers to return as pandemic worries fade and concerns over innovation and culture come to the fore. Going forward, the softer market conditions could provide an opportunity for occupiers to reset and reassess their office requirements, on the back of the recovery from the pandemic, as well as inflationary pressures and higher business costs. Nevertheless, the trends of refining workplace utilisation and flight-to-quality will likely persist, with vacancy increasing across the Grade B submarkets. At the same time, in anticipation of the global economic uncertainties which could affect revenue, occupiers have become more cautious about their expansion plans. That being said, leasing demand is likely to be more broad-based, emanating from non-banking financial institutions and the legal sector, as well as relocations of corporates from both domestic and overseas markets. While their requirements tend to be mid-sized and insufficient to fill the gap from the weakening demand in the technology sector, the availability of shadow spaces will provide alternatives to potential tenants for new leases or relocation.

CBRE expects Grade A CBD Core rents to outperform 2023's growth of 1.7%, coming in at 2-3% for 2024, which is in line with the improvement in Singapore's economic growth. Cautious sentiment is likely to be observed in the first half of 2024, attributed to an above historical average completion pipeline. Rents are likely to pick up more meaningfully in 2H 2024 as the global economic recovery gains more traction.

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Heightened Market Volatility

We draw your attention to a combination of global inflationary pressures (leading to higher interest rates) and signs of stress in some markets/sectors have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Any investment or internal decision-making processes should reflect this heightened level of volatility and potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the reported date only. Where appropriate, we recommend that market conditions are closely monitored, as we continue to track how markets respond to evolving events.

INDEPENDENT MARKET REVIEW

Australia Review by JLL

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THE AUSTRALIAN ECONOMY

The Australian economy is expected to have grown by 2.0%[1] in 2023, down from 2.7%[2] in 2022. The economy was impacted by tightening financial conditions and persistent inflation. Despite this, there were economic bright spots – unemployment trended near record low levels while business conditions remained steady and at around long-term averages.

However, expectations are that economic growth will decelerate further in 2024. Oxford Economics expects growth to slow to 1.3% in 2024 and then 2.7% in 2025.

AUSTRALIA OFFICE MARKET OVERVIEW

Sydney CBD

Economic uncertainties and weak sentiment weighed down office demand, with net absorption becoming more negative in 2023 (-64,100 square metres (sm)) when compared to 2022 (-27,300 sm). Impacting the market in 2023 were the consolidation efforts of major corporations. Large tenants with a space requirement of over 1,000 sm recorded negative activity in the year, as financial services and information, media & telecommunications companies downsized or made sublease space available to the market. This trend in occupier activity highlights the ongoing challenges faced by these sectors in the Sydney CBD.

From a supply perspective, there were no completions in 2023. For comparison, 164,300 sm of new office space was delivered in 2022. In terms of withdrawals, 48,400 sm was withdrawn from the market in 2023. The buildings were withdrawn for either refurbishment, office redevelopment or conversion for other use.

Given the contraction in demand, overall vacancy moved higher in 2023 to 14.4%, up from 14.0% in 2022. Prime vacancy increased to 15.9% over the year, while the secondary vacancy rate fell marginally to 11.7%. By precinct, vacancy remains lowest in the Core precinct, with the vacancy rate marginally falling to 11.5%.

Sydney CBD prime gross effective rent trended modestly higher in 2023, up 3.9% to AUD 955 per sm p.a. This growth was supported by an uplift in gross face rents, which was predominately driven by an increase in outgoings (higher land tax for some assets, as well as higher utilities' costs).

In terms of capital markets, although larger transactions are slowly starting to occur, markets remain relatively illiquid when compared to historical levels. Transaction volumes in 2023 reached AUD 1.8 billion. This is below the AUD 2.6 billion recorded in 2022, and well below the 10-year long-term average of AUD 4.5 billion.

1 Oxford Economics, February 2024
2 Australian Bureau of Statistics (ABS), 1 March 2023

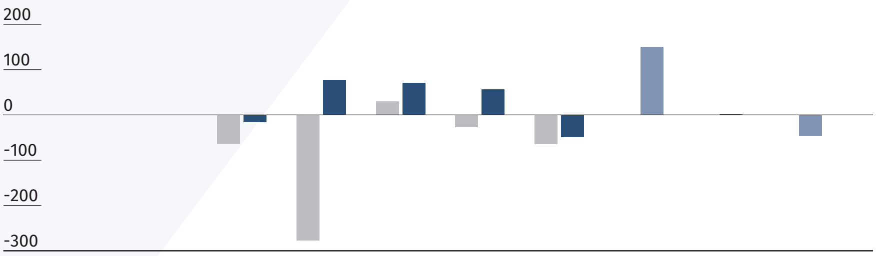
Yields expanded further in 2023, driven by changing high capital costs and growing global economic uncertainty. Prime yields softened by 88 basis points (bps) to an average of 5.69%, while secondary yields decompressed by 100 bps to 6.13%.

The general outlook is positive. Overall, net absorption is forecast to return back to positive territory in the short to medium term, averaging 33,300 sm between 2024 and 2026. While flexible working arrangements will remain, an increasing number of large corporate finance sector occupiers are introducing return to office mandates. This reflects a general trend back towards the office, and should support demand over this period.

Net supply in 2024 may reach around 149,700 sm. However, relatively high vacancy may prompt more withdrawals in 2025 and 2026, leading to an overall reduction in stock.

A stabilising demand and supply balance may lead to more prime gross effective rental growth in the medium term. Prime gross effective rents are expected to grow by an annual average of 4.2% between 2024 and 2026. This will be driven by both rising face rents and falling incentive levels (albeit from a high base).

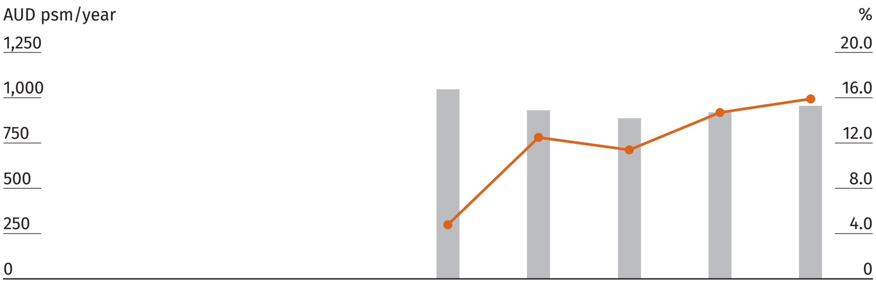
SYDNEY CBD DEMAND AND SUPPLY ('000 sm)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	(63.2)	(278.1)	29.7	(27.3)	(64.1)			
Net New Supply	(16.0)	77.2	70.1	55.7	(48.8)			
Forecasted Net New Supply						149.7	0.5	(46.2)

Source: JLL

SYDNEY CBD RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Prime Gross Effective Rent (AUD psm/year)	1,045	930	885	919	**955**
Prime Grade Vacancy (%)	4.8	12.5	11.4	14.7	**15.9**

Source: JLL

Independent Market Review
Australia

Macquarie Park
The Macquarie Park office market recorded -15,100 sm of net absorption in 2023. This negative result is largely because of consolidation moves by larger tenants in the market, although smaller tenants (< 1,000 sm) also gave up space during the year. This reflects relatively weak sentiment across the market.

In terms of supply, two projects completed in 2023, totalling 39,300 sm.

As a result of negative demand, vacancy rose by 6.1 percentage points (pps) to 20.2%. This is the highest vacancy rate recorded in the market since 2002. The prime vacancy rate increased by 5.9 pps over the year to 19.4%, while the secondary vacancy rate increased 6.8 pps to 22.4%.

Macquarie Park prime gross effective rents decreased by 4.1% year-on-year (y-o-y) to average AUD 363 per sm p.a. This fall was a result of the continued rise in prime incentives throughout the year, from 31% at the end of 2022 to 37% at the end of 2023. Similarly, secondary gross effective rents fell by 8.0% in 2023, again largely attributable to rising incentive levels.

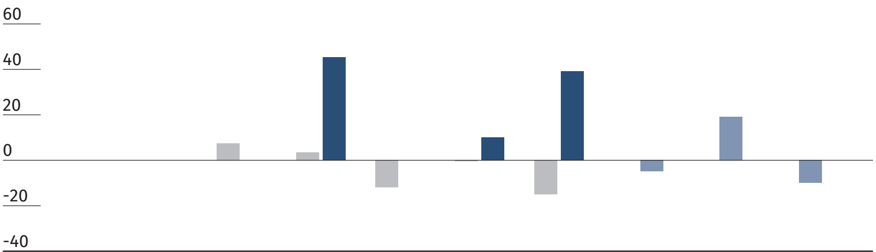
Similar to 2022, there was only one investment transaction (AUD 80.8 million) in 2023. The slow deal flow reflects a similar decline in activity across most cities in Australia, as investors struggle with high capital costs and greater macroeconomic uncertainty.

Consequently, prime yields softened by 113 bps in 2023 to 6.5%, while secondary yields also decompressed by 113 bps to 6.9%. Nonetheless, Macquarie Park is underpinned by a number of long-term growth sectors for the Australian economy such as life sciences, technology and education. These industries provide the underlying positive longer-term fundamentals of the market.

Between 2024 and 2026, net absorption is forecast to average around 5,800 sm. Demand for new stock in particular is expected to rebound more strongly. There is a trend where tenants are increasingly attracted to new builds in other suburban markets such as Parramatta and North Sydney, and this is expected to be replicated in Macquarie Park over the near-to medium-term (although generous car parking allotments will be needed).

Despite improvement in expected demand, rental growth expectations are muted. With vacancy still forecast to remain elevated, prime gross effective rents are anticipated to grow by just 1.8% p.a. on average between 2024 and 2026. Further, the rental spreads between upcoming office completions and newer existing prime assets are still relatively narrow. This may mean less upward rental pressure in the short to medium-term.

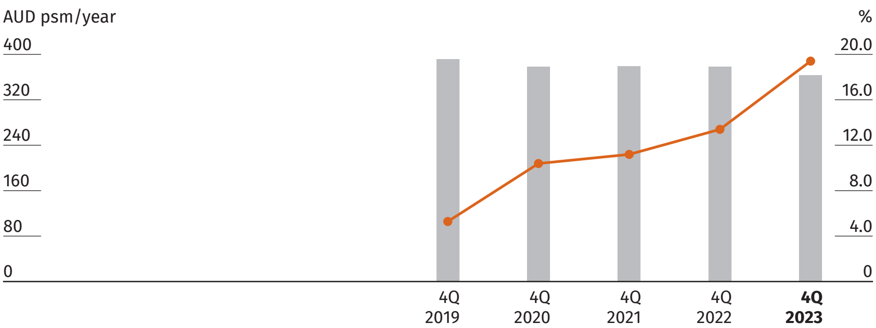
MACQUARIE PARK DEMAND AND SUPPLY ('000 sm)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	7.4	3.4	(12.0)	(0.5)	(15.1)			
Net New Supply	–	45.5	–	10.0	39.3			
Forecasted Net New Supply						(5.0)	19.0	(10.0)

Source: JLL

MACQUARIE PARK RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Prime Gross Effective Rent (AUD psm/year)	391	378	379	378	**363**
Prime Grade Vacancy (%)	5.3	10.4	11.2	13.4	**19.4**

Source: JLL

North Sydney
North Sydney net absorption was –31,200 sm, with most activities driven by demand from small tenants (<1,000 sm). Leasing activity in spec-fitted suites (<500 sm) was particularly strong. Large tenants however, (>1,000 sm) continued to consolidate their office space requirements over the year.

There were two office completions in North Sydney in 2023. The total combined NLA amounted to 27,800 sm. One building was withdrawn from the market in the year (27,000 sm).

The North Sydney vacancy rate increased 3.7 pps over the year to 21.4%. This is the highest ever vacancy rate in the market. Prime market vacancy ended the year at 23.3% (up 7.4 pps), while secondary vacancy was 19.7% (up 0.6 pps).

North Sydney prime gross effective rents ended the year at AUD 693 per sm p.a. This reflects a relatively steady

3.4% increase in 2023. Rent growth has been underpinned by continued demand for higher quality and better located office space.

Two North Sydney investment transactions were recorded in 2023, with a total transaction value of AUD 77.7 million. This is much lower than 2022's transaction value of AUD 1 billion.

North Sydney prime yields softened again in 2023, decompressing by around 63 bps on the upper and lower end to now range between 5.4%-6.3%. This yield softening trend is driven by weaker sentiment in capital markets as a result of rising capital costs and global economic headwinds.

North Sydney is forecast to record 5,000 sm of net absorption in 2024, and 30,000 sm in 2025. The refurbishment of 68 Alfred Street South (4,700 sm) in 2024 and completion of Victoria Cross Metro Station Tower (57,100 sm) in 2025 have the potential to attract tenants to newer, better quality space. Vacancy rates are forecast to have peaked in 2023 (21.4%) and to remain elevated at 19.7% in 2026. While there is a projected dip, vacancy rates are anticipated to remain elevated because of new supply additions to the market.

Rents are forecast to continue an upward trend over the medium term. Annual prime gross effective rental growth of 2.6% on average is anticipated between 2024 and 2026.

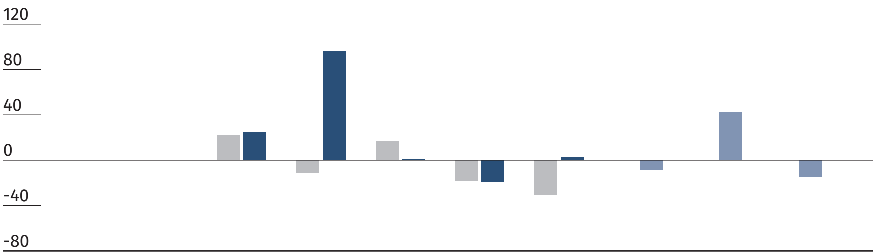
Melbourne CBD

The Melbourne CBD office market recorded a softening in demand over the year, with net absorption of -71,200 sm in 2023. This is well below the 10-year annual average of 36,100 sm. Demand was, however, strong amongst prime grade stock, which recorded positive 9,800 sm of net absorption in 2023, whilst the secondary grade market recorded -81,000 sm over the year.

While there has been a broad shift to returning to the office, still relatively high adoption of hybrid working arrangements impacted space requirements in the year. General economic turbulence and uncertainty also resulted in occupiers continuing to prolong leasing decisions.

8 Chifley Square, Keppel REIT's Grade A property in the Sydney CBD, offers an outdoor sitting area to encourage interaction and collaboration among tenants.

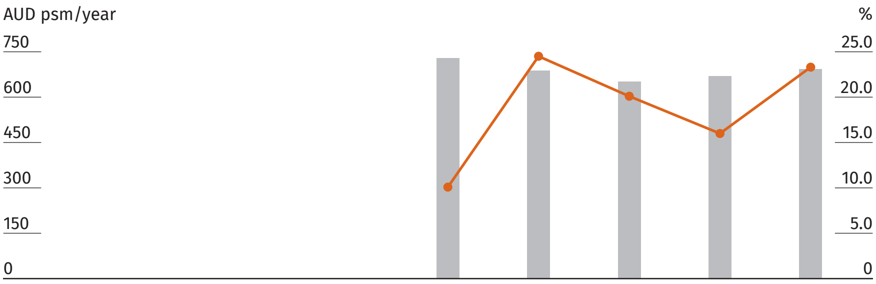
NORTH SYDNEY DEMAND AND SUPPLY ('000 sm)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	22.5	(11.3)	16.5	(18.5)	(31.2)			
Net New Supply	24.4	96.0	0.8	(19.0)	2.9			
Forecasted Net New Supply						(9.0)	42.1	(15.0)

Source: JLL

NORTH SYDNEY RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Prime Gross Effective Rent (AUD psm/year)	729	688	651	670	**693**
Prime Grade Vacancy (%)	10.1	24.5	20.1	16.0	**23.3**

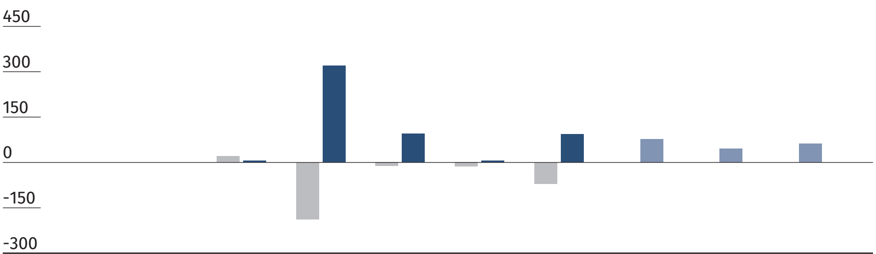
Source: JLL

Independent Market Review

Australia

8 Exhibition Street, a Grade A commercial building located in the Eastern Core of Melbourne's CBD, offers quality office spaces and a variety of on-site amenities.

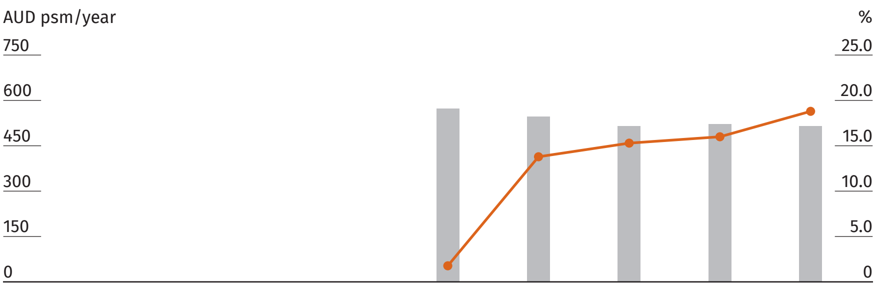
MELBOURNE CBD DEMAND AND SUPPLY ('000 sm)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	21.5	(188.8)	(12.8)	(13.8)	(71.2)			
Net New Supply	5.7	320.2	95.0	5.5	94.0			
Forecasted Net New Supply						77.1	46.0	62.0

Source: JLL

MELBOURNE CBD RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Prime Gross Effective Rent (AUD psm/year)	573	546	516	522	**516**
Prime Grade Vacancy (%)	1.8	13.8	15.3	16.0	**18.8**

Source: JLL

There were four completions recorded across the Melbourne CBD market in 2023, delivering 119,200 sm of stock to the market. Notable completions include Charter Hall's 555 Collins Street, which brought 47,800 sm to market (with major pre-commitments from Amazon and Aware Super) and NAB House (44,900 sm).

There were two withdrawals in the year totalling 22,800 sm. This is below the 10-year annual average of 30,500 sm. With the balance of completions and withdrawals, total stock increased by 94,000 sm to 5.3 million sm in 2023.

The vacancy cycle is likely to have neared its peak in 2023, rising to 18.2% in 2023 from 15.4% in the prior year. This is the highest vacancy level since 1993. Prime vacancy increased marginally to 18.8% in 2023, while secondary vacancy increased marginally to 16.8%.

Prime gross effective rents in the Melbourne CBD decreased modestly in 2023, falling by 1.2%. This erased the post-COVID rebound in 2022 when rents rose by 1.2%.

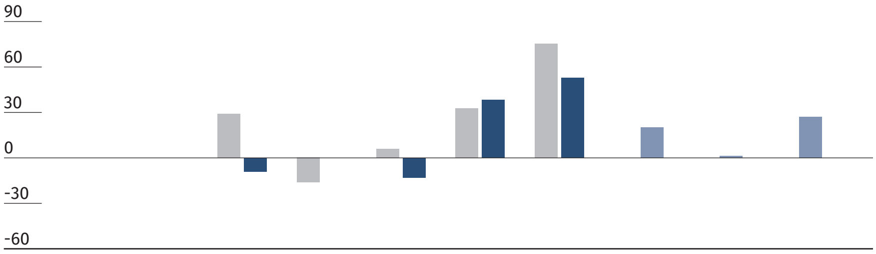
Transaction volumes totalled around AUD 578.7 million in 2023. This is lower than the AUD 2.6 billion recorded in 2022, and well below the 10-year long term average of AUD 2.5 billion.

Despite relatively steady investment volumes, yields expanded again in 2023 against the backdrop of economic headwinds and higher capital costs. The average prime yield rose to 6.0%, up 100 bps from 2022. Similarly, the average secondary yield softened to 6.2%, up 106 bps over the same period.

Melbourne CBD is likely to experience further turbulence over the near-term. The on-going hybrid work model will likely remain as the key driver of softening demand – many CBD occupiers will likely delay decision making until mid-2024, with centralisations from the Fringe and Suburban markets expected to be the driving factor of transactional activity. Net absorption between 2024 and 2026 is forecast to average 40,000 sm annually.

Vacancy is predicted to peak in 2024 at around 19%. It will remain elevated in the near to medium term as supply continues to enter the market. That said, prime gross effective rents are anticipated to grow at an average pace of around 2.0% per year between 2024 and 2026, with 2023 expected to be the trough in the rent growth cycle.

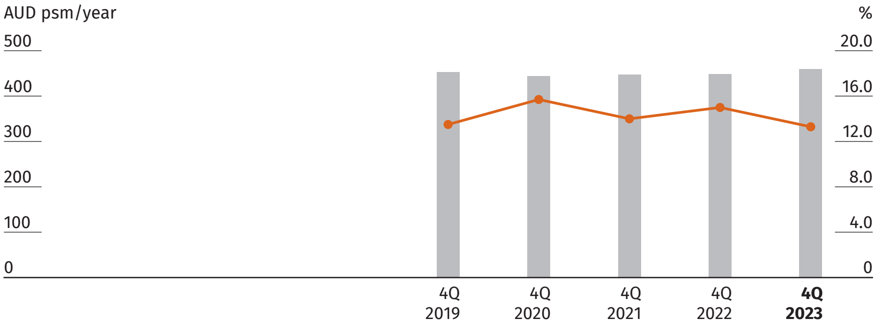
PERTH CBD DEMAND AND SUPPLY ('000 sm)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	28.9	(16.3)	5.9	32.6	75.4			
Net New Supply	(9.2)	–	(13.2)	38.4	52.9			
Forecasted Net New Supply						20.0	1.2	27.1

Source: JLL

PERTH CBD RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Prime Gross Effective Rent (AUD psm/year)	453	444	447	448	**459**
Prime Grade Vacancy (%)	13.5	15.7	14.0	15.0	**13.3**

Source: JLL

Perth CBD

2023 was a strong year for office demand in the Perth CBD. Net absorption reached 75,400 sm, higher than 32,600 sm in 2022, and the highest annual figure since 2011 (109,800 sm).

Occupier activity (>1,000 sm) was predominantly led by tenants within the finance and insurance services sector. Relocation of existing CBD tenants into other office buildings in the market also supported leasing activity in the year.

Two buildings totalling 63,100 sm were delivered to the market in 2023. However, with two projects withdrawn (10,100 sm), the net increase in stock amounted to 52,900 sm. This resulted in total stock rising to 1.9 million sm in 2023.

Backed by stronger demand, overall vacancy rate fell from 19.0% in 2022 to 17.3% in 2023, which is below the 10-year average of 20.1%. The vacancy rate across prime grade buildings decreased over the year (down 1.7 pps to 13.3%), driven by ongoing tenant relocation trends into higher quality office buildings. Secondary vacancy fell by 1.4 pps to 23.9%.

Perth CBD prime gross effective rents increased to AUD 459 per sm p.a. in 2023, reflecting 2.4% y-o-y growth. Given positive leasing demand, particularly from the resources, professional services and financial services sectors, leasing incentives have been scaled back, especially in the prime grade buildings.

The slow investment market continued in 2023. Over the year, office sales totalled AUD 394 million, across three transactions. This figure sits below the 10-year average of AUD 501.3 million.

Similar to the other mainland Australian markets, yields continued to decompress in 2023. Prime yields rose to an average mid-point of 7.1%, up 37 bps over the year. Secondary yields also increased by 37 bps to reach 8.6% by the end of 2023.

The leasing market is expected to continue its improvement into 2024. Base demand from the resources and professional services sectors remains robust, potentially resulting in positive net take-up of office space. Strong take-up is also expected to come from the financial services sector. This should support take-up in the short to medium term. The Western Australian State Government also remains an active player in the market as it continues to review its office space requirements. Between 2024 and 2026, net absorption is forecast to average 25,000 sm annually.

The overall vacancy rate is forecast to remain elevated given the robust short-term supply pipeline. It may be more positive in the longer-term, with the overall vacancy rate forecast to trend lower from 2024 onwards.

As office demand momentum continues over the medium term, further rent growth is expected. Prime gross effective rents are forecasted to grow by an average of 4.6% per year between 2024 and 2026.

Note:
Net new supply/net increase in supply is inclusive of a balancing factor, which updates the NLA of existing building(s) in light of new information. This means that net new supply/net increase in supply may not equal to total completion less withdrawals.

INDEPENDENT MARKET REVIEW

South Korea Review by JLL

THE SOUTH KOREAN ECONOMY

The South Korean GDP grew by 1.4% in 2023, down from 2.6% in 2022[1]. Global headwinds weighed on export volumes, while rising household debt and still relatively high, but easing, inflation also dragged down growth.

Looking forward, GDP growth is forecast to grow by 1.4% in 2024 and 2.1% in 2025[2]. However, significant risks remain – a slowing Chinese economy and volatile global energy prices could hamper growth in the near term. Mitigating these risks are potential for interest rate cuts in 2024, particularly as the Fed turns more dovish and inflation is brought under control.

[1] Bank of Korea, January 2024
[2] Oxford Economics, February 2024

OFFICE MARKET OVERVIEW

Seoul

The Seoul office market comprises three main business districts – the Central Business District (CBD), the Gangnam Business District (GBD) and the Yeouido Business District (YBD).

2023 was a strong year for the Seoul office market. Overall net absorption reached 33,400 pyeong. While this is down from the 118,300 pyeong in 2022, limited space availability restricted greater take-up. Strong demand came from professional services firms, finance and insurance groups, and wholesale and retail companies.

While demand was strong overall, there was a bifurcation in demand between domestic and foreign groups. There were a rising number of cases of foreign groups either giving up space or moving to fringe locations given the economic slowdown. And while domestic groups are not exempt from the slowdown, their retention rates are markedly higher. This can be partially explained by the potentially more accommodative flexible working strategies of foreign companies when compared with domestic ones.

The market remained supply constrained in 2023. Only 29,500 pyeong of office space were completed in the year.

Very robust demand and limited supply resulted in vacancy trending broadly lower in 2023 (1.5%) as compared to 2022 (1.8%).

Overall rents in the Seoul office market accelerated in 2023, with net effective

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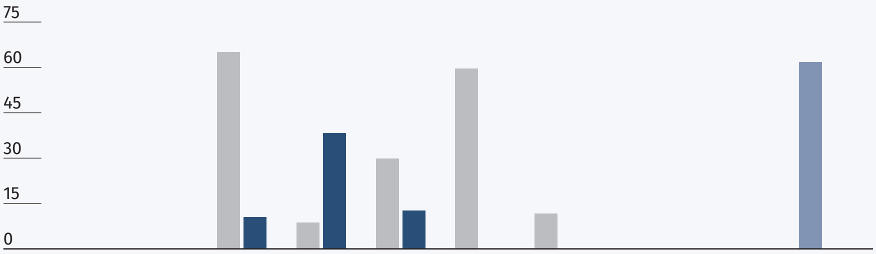
SEOUL CBD DEMAND AND SUPPLY ('000 pyeong)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	65.1	8.6	29.8	59.6	11.5			
Net New Supply	10.3	38.2	12.6	–	–			
Forecasted Net New Supply								61.7

Source: JLL

rents rising by 10.3% year-on-year (y-o-y). This comes after rents rose by an even higher 20.9% in 2022.

Falling incentives has been a big driver of effective rental growth in recent years. After reaching a cyclical peak in 2018, incentives have trended down since then, though 2023 likely marks the cyclical trough. Moving into 2024, incentives are expected to start to nudge back up moderately as upcoming supply pipeline comes online.

By submarket, GBD rents grew by 13.6% in 2023, followed by CBD which grew by 9.7%, while rents in YBD rose by 7.6% over the year.

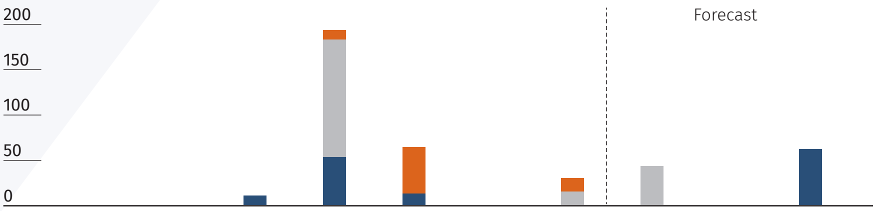
Investment activity remained slow in 2023. Despite strong market fundamentals, high capital costs remain a key barrier. In the year, volumes totalled KRW 9.4 trillion, lower than the KRW 12.4 trillion in 2022.

Nonetheless, some strategic investors picked up assets, mainly for owner occupation. And these investors are typically more bullish on pricing. As such, many local asset management companies have tried to partner with Korean corporates seeking headquarters in order to be more competitive in pricing.

Still tight monetary policy and high borrowing costs have contributed to softening market yields. Market yields in the CBD, YBD and GBD expanded by 10 bps in 2023 to 4.5%, 5.0% and 4.3% respectively.

Positive net absorption is projected in Seoul Grade A market over the next few years. New supply, while growing, will likely remain relatively muted when compared with historical norms. Consequently, steady rental growth is expected across Seoul's three main business districts between 2024 and 2026.

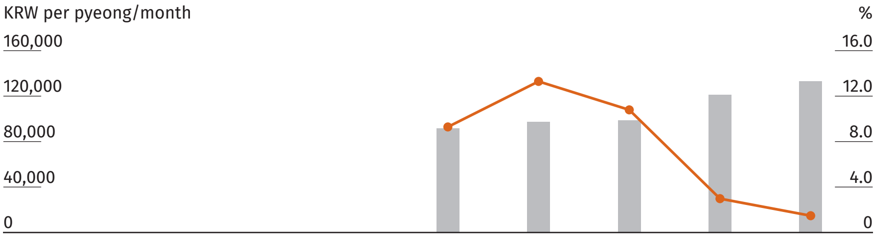
SEOUL GRADE A NEW CONSTRUCTION ('000 pyeong)



	2019	2020	2021	2022	2023	2024	2025	2026
CBD	10.3	52.9	12.6	–	–	–	–	61.7
YBD	–	129.7	–	–	14.6	42.9	–	–
GBD	–	10.3	51.2	–	14.9	–	–	–

Source: JLL

SEOUL CBD RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Grade A Net Effective Rent (KRW per pyeong/month)	91,656	97,572	98,926	121,356	**133,152**
Grade A Vacancy (%)	9.3	13.3	10.8	3.0	**1.5**

Source: JLL

INDEPENDENT MARKET REVIEW

Japan Review by JLL

THE JAPANESE ECONOMY

Supported by pent-up demand and easing supply chain disruptions, Japan's economy recorded GDP 1.9% growth in 2023[1]. Although personal consumption is relatively weak, a recovery in exports boosted the overall economy.

Looking forward, GDP growth in Japan is forecast to moderate to 0.6% in 2024 and 0.8% in 2025. Weakening external demand and slowing global economic growth are forecast to weigh on domestic growth.

OFFICE MARKET OVERVIEW

Tokyo CBD

Leasing demand recovered in 2023, with Grade A net absorption reaching 151,100 tsubo. This is up from the -15,000 tsubo in 2021 and 29,800 tsubo in 2022.

Strong take-up can be partially attributed to the completion of large new buildings and an improvement in occupancy rates of previously vacant buildings. In the manufacturing industry, there are hopes that the recovery in automobile production will spread to other industries. However, in the non-manufacturing industry there are lingering concerns about rising raw material costs due to the depreciation of the Japanese Yen and high crude oil prices.

Seven new Grade A buildings were delivered to the market in 2023. The buildings have a combined NLA of 187,000 tsubo, bringing total Grade A office stock to 3,216,400 tsubo.

Despite robust demand, overall vacancy rose in 2023, largely on account of high supply. After reaching a cyclical low in 2019, vacancy has continued to trend up as new buildings enter the market. Vacancy will likely continue to increase moderately in the near to medium term and at a slower pace than previous years.

Rents continued their downward trajectory in 2023 given rising vacancy levels. Rents fell by 5.5%, after falling by 6.0% in 2022.

However, performance was uneven among different areas. For example, rents in the Otemachi/Marunouchi area fell by only 4.6% in 2023. Vacancy in this

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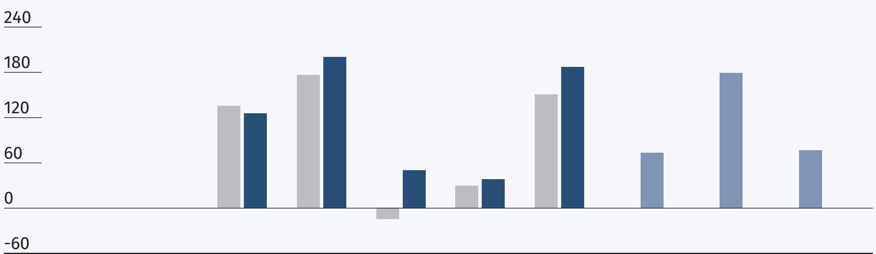
TOKYO CBD GRADE A DEMAND AND SUPPLY ('000 tsubo)



	2019	2020	2021	2022	2023	2024	2025	2026
Net Absorption	135.8	176.5	(15.0)	29.8	151.1			
Net New Supply	125.2	200.4	50.3	38.3	187.0			
Forecasted Net New Supply						73.2	179.0	76.5

Source: JLL

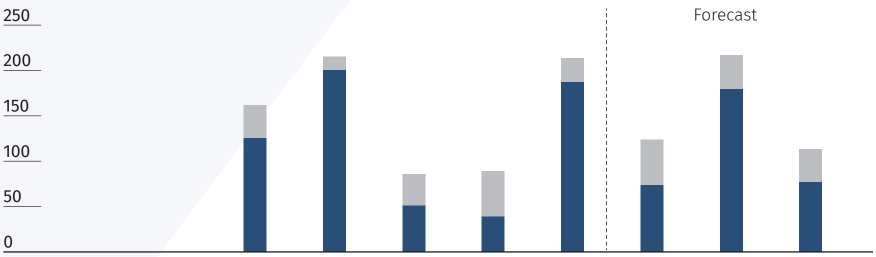
area was much lower than in the overall market. In comparison, rents were under more pressure in the Akasaka/Roppongi district where vacancy was much higher.

In terms of capital markets, investor interest remains high, particularly from domestic groups. Grade A market yield remained steady at 2.2% at the end of 2023.

Supportive of investment markets is Japan's accommodative monetary policy. While other countries' central banks have raised policy rates, the Bank of Japan bucked the global and regional trend and maintained low interest rates. This has made Japan's real estate markets attractive on a relative basis. That said, the Bank of Japan raised the upper limit on long-term interest rates to 1% in July, before then stating in October 2023 that its 1.0% cap was now a 'reference' point rather than a hard limit.

From 2024 to 2026, an influx of new supply is expected to enter the market. This increase in supply is projected to outpace the forecasted net absorption, resulting in moderately higher vacancy rates. As a consequence, Grade A rents are anticipated to decline at an average annual rate of 1.8% during this period.

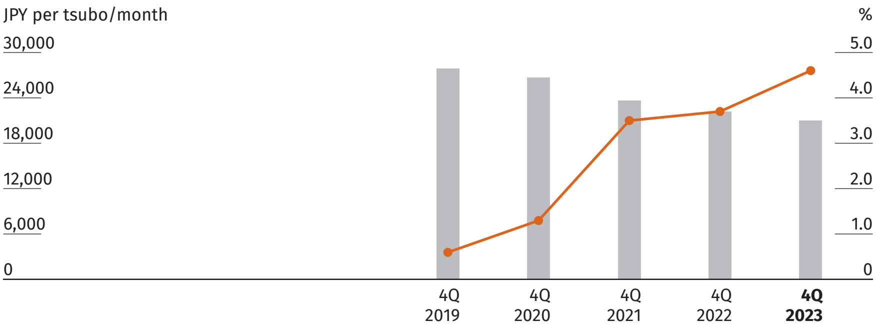
TOKYO CBD NEW CONSTRUCTION ('000 tsubo)



	2019	2020	2021	2022	2023	2024	2025	2026
Grade A	125.2	200.4	50.3	38.3	187.0	73.2	179.0	76.5
Grade B	36.4	14.8	35.1	50.2	26.4	49.8	37.7	36.3

Source: JLL

TOKYO CBD GRADE A RENT AND VACANCY



	4Q 2019	4Q 2020	4Q 2021	4Q 2022	**4Q 2023**
Grade A Net Effective Rent (JPY per tsubo/month)	27,866	26,650	23,609	22,198	**20,967**
Grade A Vacancy (%)	0.6	1.3	3.5	3.7	**4.6**

Source: JLL

[1] Oxford Economics, February 2024

PROPERTY PORTFOLIO

DELIVERING STABILITY, DRIVING SUSTAINABILITY

Keppel REIT's portfolio continued to perform well and remained resilient in 2023 with a high portfolio committed occupancy, long weighted average lease expiry (WALE) and established tenants from diverse sectors. The Manager will continue to calibrate its value creation strategies to drive asset performance for Keppel REIT's Unitholders.

The office landscape is transforming, with tenants prioritising spaces that enhance employee wellbeing, collaboration and environmental consciousness. This flight-to-quality trend presents opportunities for Keppel REIT, whose portfolio of prime office space in Asia Pacific's key business districts is aligned with these evolving needs.

The Manager will continue to refine its investment and asset management strategy to optimise the performance of Keppel REIT's portfolio and meet the requirements of its diverse tenants.

The flight-to-quality trend presents opportunities for Keppel REIT, whose portfolio of prime office space in Asia Pacific's key business districts is aligned with these evolving needs.

PROPERTY PORTFOLIO STATISTICS
(Based on Keppel REIT's interest in the respective properties)

	As at 31 December 2023[1]	As at 31 December 2022[2]
Net lettable area (NLA)	**4,212,991 sf**	4,064,265 sf
	391,396 sm	377,579 sm
Valuation[3]	**$9,245 million**	$9,173 million
Number of tenants[4]	**459**	422
Committed occupancy	**97.1%**	96.3%
Weighted average lease expiry	**5.5 years**	6.0 years

1 Includes 2 Blue Street which achieved practical completion on 3 April 2023.
2 Excludes 2 Blue Street as the property was under development.
3 2 Blue Street was valued on a "completed" basis as at 31 December 2023 whereas it was valued on an "as is" basis as at 31 December 2022 as it was still under development
4 Tenants located in more than one building are accounted for as one tenant.

PROACTIVE ASSET MANAGEMENT AND LEASING STRATEGY

The Manager continues to drive healthy returns through a proactive leasing strategy across its premium office portfolio in Singapore, Australia, South Korea and Japan.

In April 2023, 2 Blue Street (formerly known as Blue & William) in North Sydney achieved practical completion. With strong interest from potential tenants, the property achieved a committed occupancy of 66.4% as at end-December 2023. Global data, analytics and technology company, Equifax, has also officially opened the doors to its new workplace at 2 Blue Street. Equifax occupies more than 4,350 sm across levels five to seven, following a relocation from two separate offices in North Sydney in order to bring its people together in a new, modern and sustainable workplace. Australia's largest private, rail freight company, Pacific National, will be moving its headquarters to 2 Blue Street, occupying 3,350 sm across the first and second levels of the building.

In Tokyo, with the signing of two new tenants from the technology, media and telecommunications (TMT) sector, KR Ginza II achieved 100% committed occupancy as at 31 December 2023.

In 2023, the Manager committed leases totalling approximately 1,509,800 sf of commercial space (approximately 773,900 sf in attributable area) and achieved a portfolio rental reversion of 9.9%. The majority of the leases concluded in 2023 were in Singapore, and the weighted average signing rent for the Singapore central business district (CBD) office leases committed was approximately $12.41 psf pm[1].

Of the total attributable NLA committed in 2023, more than half were new leases and expansions, while the remainder were renewals and rent reviews. New leases and expansions committed during the year were signed with tenants from diverse industry sectors, namely, TMT, banking, insurance and financial services, energy, natural resources, shipping and marine, as well as government agency. Keppel REIT's portfolio tenant retention rate remained stable at 73.7% for 2023. The Manager will continue to strive for an optimal balance between achieving high occupancy levels and maximising returns from the portfolio.

PORTFOLIO COMMITTED OCCUPANCY

97.1%

Well-leased to diversified tenant base, including many established blue-chip corporations.

LONG PORTFOLIO WALE

5.5 years

Portfolio WALE at 5.5 years and top 10 tenants' WALE at 9.7 years.

[1] Weighted average for the Singapore office leases concluded in 2023 in Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.

ACHIEVING OPERATIONAL EXCELLENCE

MAXIMISING PERFORMANCE

- Proactive leasing efforts saw a total of 171 leases (approximately 1,509,800 sf by total NLA) concluded in 2023.
- High portfolio committed occupancy of 97.1% as at end-2023.
- Portfolio WALE and top 10 tenants' WALE remained long at approximately 5.5 years and 9.7 years respectively as at end-2023.

ADVANCING SUSTAINABILITY

- Upheld high standards in environmental sustainability and safety standards.
- 100% of the properties are green certified[1].
- All Singapore office assets have been certified Green Mark Platinum by the Building and Construction Authority (BCA).
- Five properties are fully powered by renewable energy and three are carbon neutral buildings.
- Maintained Green Star Status in GRESB 2023.

ENHANCING VALUE

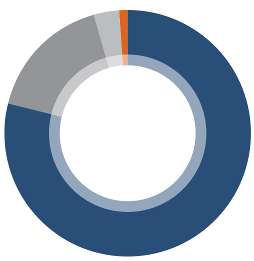
- Achieved practical completion of 2 Blue Street, a freehold Grade A office building in North Sydney.
- Achieved 100% committed occupancy for Ocean Financial Centre in Singapore, 8 Chifley Square in Sydney and KR Ginza II in Tokyo.
- Completed the refurbishment of Pinnacle Office Park's ground floor lobby and outdoor terrace areas, and to embark on AEI at ORQ to enhance amenities and tenants' experience.

[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.

As part of Keppel REIT's proactive asset management strategy, the Manager has embarked on asset enhancement initiatives (AEI) at One Raffles Quay (ORQ), which will solidify its position as a prime commercial asset in Singapore's CBD. The AEI has commenced in 1Q 2024, with completion expected by end-2024. The garden plaza, as well as North and South Tower lobbies at ORQ, are undergoing enhancements to elevate the arrival experience. There will also be new seating areas at the lobbies to promote collaboration and networking among tenants. In addition, more food and beverage (F&B) offerings will be added to enrich the building's amenities and provide more options for tenants.

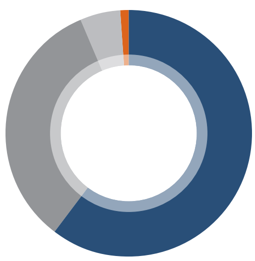
In Australia, the refurbishment of Pinnacle Office Park's Building B lobby and outdoor terrace areas was completed in January 2024. The ground floor lobby, café area and lift lobby were refreshed to enhance the arrival and tenant experience. In addition, the property now features a new convertible clubhouse lounge and meeting rooms to offer tenants comfortable and private areas for social events and meetings. The outdoor terrace was also upgraded to feature a walking track, as well as additional seating areas, allowing tenants to socialise and stay active.

ASSET DISTRIBUTION BY VALUE (%)
as at 31 December 2023



Singapore	79.1
Australia	16.5
South Korea	3.4
Japan	1.0
Total	**100.0**

ASSET DISTRIBUTION BY NLA (%)
as at 31 December 2023



Singapore	60.4
Australia	33.3
South Korea	5.4
Japan	0.9
Total	**100.0**

WELL-LEASED PORTFOLIO WITH HIGH COMMITTED OCCUPANCY

As at end-2023, Keppel REIT's portfolio of approximately $9.2 billion comprised prime office space in Singapore; the key Australian cities of Sydney, Melbourne and Perth; Seoul, South Korea, as well as Tokyo, Japan. Keppel REIT's portfolio continued to be anchored by assets in Singapore, which made up approximately 79.1% of the portfolio value as at end-2023. Of the leases committed in 2023, Singapore leases made up 57.3% by NLA. Keppel REIT's proactive marketing and leasing efforts have seen its portfolio committed occupancy remain high at 97.1% as at end-2023. The average committed occupancies for its properties in Singapore, Australia and Japan were 99.0%, 93.8% and 100% respectively. These were higher than the occupancies of the Singapore CBD Core average of 94.8%[1], the Australia national CBD average of 85.1%[1], as well as the average for Grade A and B offices in Tokyo's central five wards of 95.4%[1] and 96.3%[1] respectively. The occupancy for T Tower in South Korea was 95.8%, which was lower than the Seoul CBD Grade A office occupancy of 98.5%[1], due to return of spaces by

[1] Sources: Singapore – CBRE, as at 4Q 2023. Australia, Seoul and Tokyo – JLL, as at 4Q 2023.

In 2023, Keppel REIT's portfolio remained resilient with high committed occupancy and long WALE.

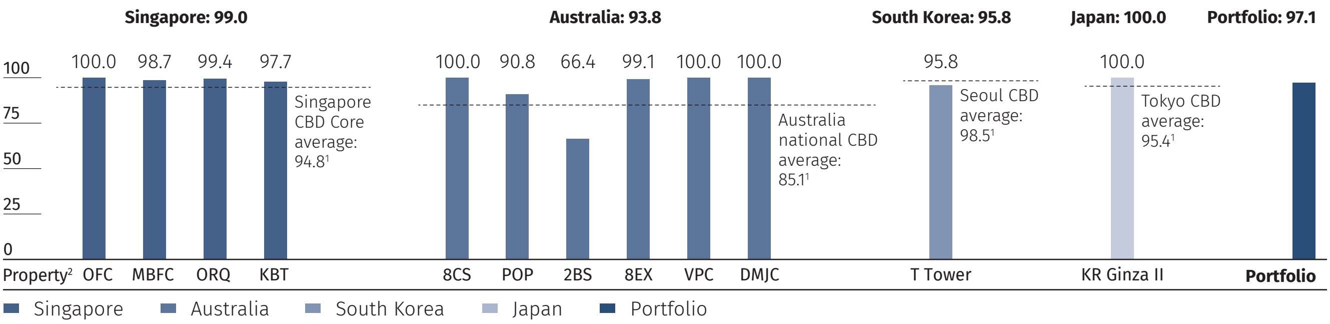
certain tenants that are currently being backfilled.

In particular, Keppel REIT achieved 100% committed occupancy for Ocean Financial Centre in Singapore, 8 Chifley Square in Sydney and KR Ginza II in Tokyo as at end-2023, exemplifying the Manager's strong asset management capabilities and dedication to driving portfolio performance.

PORTFOLIO LEASE EXPIRY PROFILE

As at end-2023, Keppel REIT's portfolio WALE was 5.5 years and top 10 tenants' WALE was 9.7 years. Keppel REIT's long leases in Singapore have mark-to-market rent reviews at pre-determined periods. In Australia, most leases are on a triple-net basis and tenants are responsible for the majority of the property expenses including taxes, insurance and common area maintenance. At the same time, leases in Australia and South Korea typically include fixed annual rental escalations throughout the lease terms, while the majority of the leases in Japan are on fixed rents.

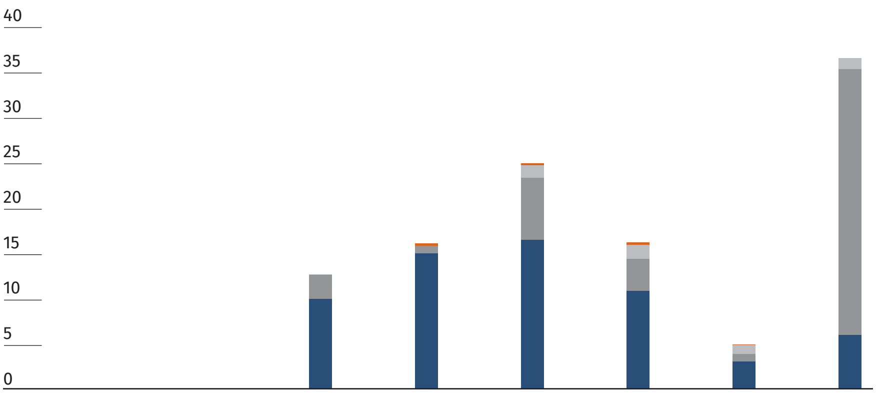
OCCUPANCY BY COMMITTED NLA (%)
as at 31 December 2023



1 Sources: Singapore – CBRE, as at 4Q 2023. Australia, Seoul and Tokyo – JLL, as at 4Q 2023.
2 OFC: Ocean Financial Centre; MBFC: Marina Bay Financial Centre Tower 1, 2 and 3, as well as Marina Bay Link Mall; ORQ: One Raffles Quay; KBT: Keppel Bay Tower; 8CS: 8 Chifley Square; POP: Pinnacle Office Park; 2BS: 2 Blue Street; 8EX: 8 Exhibition Street; VPC: Victoria Police Centre; DMJC: David Malcolm Justice Centre.

Keppel Bay Tower, located in Singapore's HarbourFront area, complements Keppel REIT's CBD Core offering while strengthening and diversifying its portfolio.

GEOGRAPHICAL BREAKDOWN OF EXPIRING AND RENT REVIEW LEASES[1,2] (%)



	2024	2025	2026	2027	2028	2029 & beyond
Singapore	9.9	14.9	16.4	10.8	3.0	5.9
Australia	2.6	0.8	6.8	3.5	0.8	29.3
South Korea	0.1	–	1.4	1.5	1.0	1.2
Japan	–	0.3	0.2	0.3	0.1	–
Based on committed attributable NLA[1]						
Expiring leases	12.6	14.9	24.8	16.1	4.9	23.8
Rent review leases	–	1.1	–	–	–	12.6
Based on committed attributable gross rent[1]						
Expiring leases	13.7	17.8	23.5	17.7	5.3	22.0
Rent review leases	–	1.4	–	–	–	9.5

1 Data as at 31 December 2023.
2 Based on committed attributable NLA.

The WALE for new and renewal leases committed in 2023 was approximately 3.9 years as at end-2023. These leases constituted 20.4% of Keppel REIT's average attributable monthly property income in 2023. The weighted average remaining tenure of leasehold properties in Keppel REIT's portfolio was 81.4 years (by attributable NLA).

Out of the total attributable NLA of 4,212,991 sf, 66.8% and 33.2% were leasehold and freehold properties respectively.

WELL-STAGGERED LEASE EXPIRY PROFILE

Keppel REIT continues to maintain a well-staggered lease expiry profile. As at end-2023, not more than 25% of the portfolio's total committed leases (by NLA) will expire in any one year over the next five years. Approximately 12.6% of leases based on the total attributable NLA are due for renewal in 2024, 14.9% in 2025, 24.8% in 2026, 16.1% in 2027 and 4.9% in 2028. The remaining 23.8% of leases are due for renewal only in 2029 and

TOP 10 TENANTS BY COMMITTED MONTHLY GROSS RENT

	Property[1]	Tenant	% of Total Committed Monthly Gross Rent[2]	% of Total Committed NLA[2]	Business Sectors
1	**VPC & 8EX**	Minister for Finance – State of Victoria	6.3	9.5	Government agency
2	**MBFC**	DBS Bank	4.8	4.3	Banking, insurance and financial services
3	**DMJC**	Minister for Works – Government of Western Australia	3.7	4.0	Government agency
4	**OFC**	BNP Paribas	3.3	3.1	Banking, insurance and financial services
5	**KBT**	Keppel	2.9	3.9	Real estate and property services; Energy, natural resources, shipping and marine; Banking, insurance and financial services; Others
6	**ORQ & 8EX**	Ernst & Young	2.8	3.1	Accounting and consultancy services
7	**ORQ**	TikTok	2.5	2.2	TMT
8	**MBFC, ORQ and OFC**	The Executive Centre	2.3	1.8	Real estate and property services
9	**MBFC**	Standard Chartered Bank	2.1	1.8	Banking, insurance and financial services
10	**ORQ**	Deutsche Bank	2.0	1.8	Banking, insurance and financial services
			32.7	**35.5**	

[1] VPC: Victoria Police Centre; 8EX: 8 Exhibition Street; MBFC: Marina Bay Financial Centre Towers 1, 2 and 3, as well as Marina Bay Link Mall; DMJC: David Malcolm Justice Centre; OFC: Ocean Financial Centre; KBT: Keppel Bay Tower; ORQ: One Raffles Quay.
[2] Based on Keppel REIT's interest in the respective properties.

beyond. The average expiring rents[1] of Singapore office leases are $11.19 psf pm in 2024, $11.13 psf pm in 2025 and $11.95 psf pm in 2026.

DIVERSIFIED TENANT BASE

Keppel REIT's portfolio includes a well-diversified and stable tenant base with many being established corporations. As at end-2023, there were 459 tenants from various business sectors in Keppel REIT's portfolio.

TOP 10 TENANTS

In 2023, the top 10 tenants contributed 32.7% of the total committed monthly gross rental income, on an attributable basis. The top 10 tenants based on attributable committed monthly gross rent are from the government agency, banking, insurance and financial services, TMT, energy, natural resources, shipping and marine, manufacturing and distribution, accounting and consultancy services and real estate and property services.

[1] Weighted average based on attributable NLA of office leases and rent reviews of Ocean Financial Centre and One Raffles Quay as at 31 December 2023.

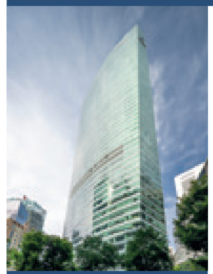
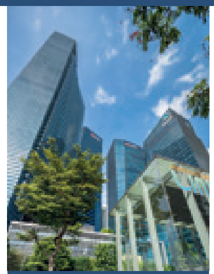
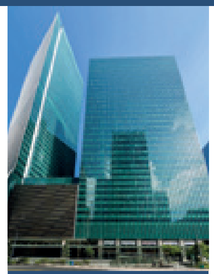
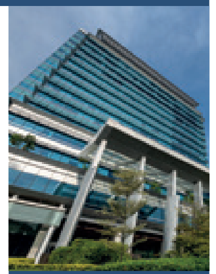
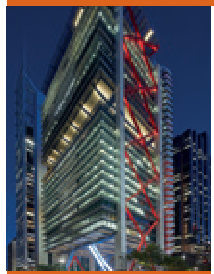
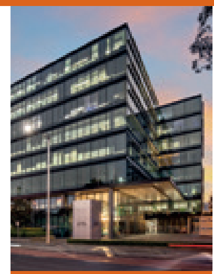
TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED NLA (%)
as at 31 December 2023

Banking, insurance and financial services	28.1
Government agency	15.3
TMT	15.1
Manufacturing and distribution	7.4
Legal	5.6
Energy, natural resources, shipping and marine	7.9
Real estate and property services	6.3
Accounting and consultancy services	5.2
Services	2.5
Retail and F&B	2.6
Others	4.0
Total	**100.0**

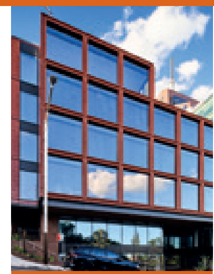
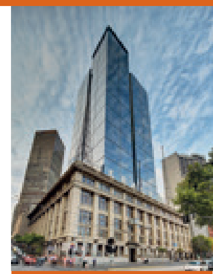
TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

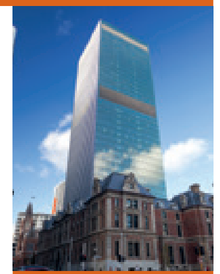
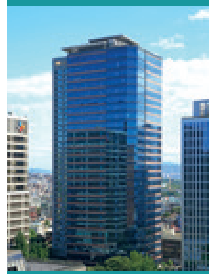
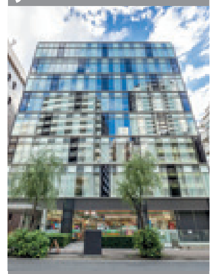
Banking, insurance and financial services	32.9
TMT	13.7
Government agency	12.1
Legal	6.3
Energy, natural resources, shipping and marine	8.7
Real estate and property services	6.9
Manufacturing and distribution	6.0
Accounting and consultancy services	5.0
Services	2.2
Retail and F&B	2.3
Others	3.9
Total	**100.0**

Property Portfolio
At a Glance

	SINGAPORE				AUSTRALIA	
	Ocean Financial Centre[1]	Marina Bay Financial Centre[1,7]	One Raffles Quay[1]	Keppel Bay Tower[1]	8 Chifley Square[1]	Pinnacle Office Park[1]
Location	10 Collyer Quay, Singapore 049315	8, 8A,10 and 12 Marina Boulevard, Singapore 018981-4	1 Raffles Quay, Singapore 048583	1 HarbourFront Avenue, Singapore 098632	8 Chifley Square, Sydney, New South Wales 2000, Australia	6 Giffnock Avenue, Macquarie Park, New South Wales 2113, Australia
Title	Leasehold interest of 99 years expiring 13 December 2110	Leasehold estate of 99 years expiring 10 October 2104[8] Leasehold estate of 99 years expiring 7 March 2106[9]	Leasehold estate of 99 years expiring 12 June 2100	Leasehold estate of 99 years expiring 30 September 2096	Leasehold estate of 99 years expiring 5 April 2105	Freehold
Ownership Interest	79.9%	33.3%	33.3%	100%	50%	100%
Acquisition Date	14 December 2011[2] 25 June 2012[2]	15 December 2010[8] 16 December 2014[9]	10 December 2007	18 May 2021	28 July 2011	31 December 2020
Purchase Price	S$1,838.6 million[3]	S$1,426.8 million[8] S$1,248.0 million[9]	S$941.5 million	S$657.2 million	S$197.8 million A$165.0 million	S$289.9 million A$306.0 million
Valuation[1]	S$2,149.3 million S$3,082 psf	S$1,793.0 million[8] S$1,349.0 million[9] S$3,125 psf[8] S$3,037 psf[9]	S$1,306.7 million S$2,958 psf	S$715.0 million S$1,851 psf	S$191.9 million[12] A$217.5 million A$22,429 psm	S$233.9 million[12] A$265.0 million A$7,668 psm
Capitalisation Rate	3.40%	3.25%[9,10] 4.50%[11]	3.15%	3.55%	5.38%	6.13%
Attributable NLA	697,434 sf 64,793 sm	1,017,638 sf 94,541 sm	441,690 sf 41,034 sm	386,224 sf 35,881 sm	104,381 sf 9,697 sm	372,007 sf 34,560 sm
Committed Occupancy	100%	98.7%	99.4%	97.7%	100%	90.8%
FY 2023 Attributable NPI	S$73.6 million	S$102.1 million	S$44.1 million	S$27.2 million	S$8.4 million	S$13.2 million
Number of Tenants[4]	79	213	60	32	9	19
Principal Tenants[5]	BNP Paribas, Drew & Napier, The Executive Centre	DBS Bank, Standard Chartered Bank, HSBC	TikTok, Deutsche Bank, Ernst & Young	Keppel, Pacific Refreshments, Syngenta Asia Pacific	The Reserve Bank of Australia, Infrabuild, NSW Business Chamber	Aristocrat Technologies, Konica Minolta, Coles Supermarkets
Number of Carpark Lots[6]	224	1,052	713	245	28	746

	AUSTRALIA				SOUTH KOREA	JAPAN
	2 Blue Street[1]	8 Exhibition Street[1,14]	Victoria Police Centre[1]	David Malcolm Justice Centre[1]	T Tower[1]	KR Ginza II[1]
Location	2 Blue Street, North Sydney, New South Wales 2060, Australia	8 Exhibition Street, Melbourne, Victoria 3000, Australia	311 Spencer Street, Melbourne, Victoria 3000, Australia	28 Barrack Street, Perth, Western Australia 6000, Australia	30 Sowolro, 2-gil, Jung-gu, Seoul, South Korea	2-15-2, Ginza, Chuo-ku, Tokyo, Japan
Title	Freehold	Freehold	Freehold	Leasehold estate of 99 years expiring 30 August 2114	Freehold	Freehold
Ownership Interest	100%	50%[14]	50%	50%	99.4%	98.5%
Acquisition Date	14 December 2021	1 August 2013[15] 12 October 2015[16]	31 July 2017	28 March 2013	27 May 2019	30 November 2022
Purchase Price	S$322.2 million[13] A$327.7 million[13]	S$192.4 million[15] A$160.2 million[15] S$8.9 million[16] A$8.6 million[16]	S$350.1 million A$347.8 million	S$208.1 million A$165.0 million	S$292.0 million KRW 252.6 billion	S$84.4 million JPY 8.83 billion
Valuation[1,12]	S$253.3 million A$287.0 million A$20,235 psm	S$268.9 million A$304.7 million A$13,409 psm	S$368.9 million A$418.0 million A$12,355 psm	S$211.4 million A$239.5 million A$15,365 psm	S$316.8 million KRW 305.8 billion KRW 24.5 million/py	S$87.0 million JPY 9.6 billion JPY 2.7 million/psm
Capitalisation Rate	5.25%	5.13%[15] 5.13%[16]	4.50%	5.75%	4.20%	2.70%
Attributable NLA	152,009 sf 14,122 sm	244,600 sf 22,724 sm	364,180 sf 33,833 sm	167,784 sf 15,588 sm	226,949 sf 21,084 sm	38,096 sf 3,539 sm
Committed Occupancy	66.4%	99.1%	100.0%	100.0%	95.8%	100.0%
FY 2023 Attributable NPI	S$10.3 million	S$12.8 million	S$25.2 million	S$15.2 million	S$11.4 million	S$0.9 million
Number of Tenants[4]	4	28	1	3	18	5
Principal Tenants[5]	Equifax, Pacific National, Temenos	Ernst & Young, Amazon, CBRE	Minister for Finance – State of Victoria	Minister for Works – Government of Western Australia	Philips Korea, Korea Medical Dispute Mediation and Arbitration Agency, SK Communications	CEISIEC GK, Net Year Group, New Rule Lab
Number of Carpark Lots[6]	33	–	600	195	292	16

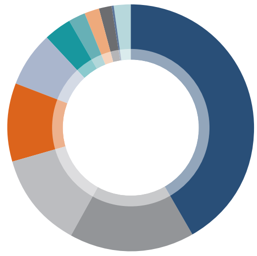
1 Based on Keppel REIT's interest in the respective properties as at 31 December 2023.
2 87.5% interest of the building was acquired on 14 December 2011 and 12.4% interest of the building was acquired on 25 June 2012. 20.0% interest of the building was subsequently divested on 11 December 2018.
3 Based on Keppel REIT's 79.9% of the historical purchase price.
4 Tenants located in more than one building are accounted as one tenant when computing the total number of tenants.
5 On committed gross rent basis.
6 Refers to all available carpark lots in the respective properties, excluding loading and unloading bays.
7 Comprises Marina Bay Financial Centre (MBFC) Towers 1, 2 and 3 and Marina Bay Link Mall (MBLM).
8 Refers to MBFC Towers 1 and 2 as well as MBLM.
9 Refers to MBFC Tower 3.
10 Refers to MBFC Towers 1 and 2.
11 Refers to MBLM.
12 Based on the exchange rate of A$1 = S$0.8825, KRW 1,000 = S$1.036 and JPY 100 = S$0.9058.
13 Total development consideration subject to further true up adjustments depending on final surveyed floor area, leasing status and actual rents achieved at the property. Based on the exchange rate of A$1 = S$0.9833.
14 Keppel REIT owns a 50% interest in the 8 Exhibition Street office building and a 100% interest in the three adjacent retail units.
15 Refers to Keppel REIT's 50% interest in the office building.
16 Refers to Keppel REIT's 100% interest in the three adjacent retail units.

Ocean Financial Centre

Ocean Financial Centre is a Building and Construction Authority of Singapore (BCA) Green Mark Platinum property located in the heart of Singapore's CBD. The 43-storey Grade A office tower offers approximately 873,000 sf of premium office spaces with large column-free floor plates of up to 25,000 sf. The property is situated at the intersection of the Raffles Place and Marina Bay precincts and is connected to the Raffles Place MRT interchange and the Marina Bay precinct by an underground pedestrian network. Ocean Colours, the retail component of the property, offers a variety of dining options and amenities that are located on the ground floor and basement levels.

Ocean Financial Centre was the first commercial building in Singapore to be certified with the WELL Health-Safety Rating by the International WELL Building Institute in February 2021.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

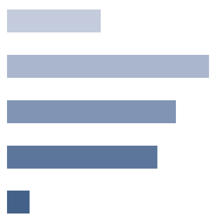


Banking, insurance and financial services	41.8
Legal	16.3
Energy, natural resources, shipping and marine	12.7
Real estate and property services	10.3
TMT	7.2
Services	3.4
Retail and F&B	2.4
Accounting and consultancy services	1.9
Manufacturing and distribution	1.5
Government agency	0.3
Others	2.2
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
BNP Paribas	16.1
Drew & Napier	8.4
The Executive Centre	7.9
ANZ	7.6
The Trade Desk	4.7

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



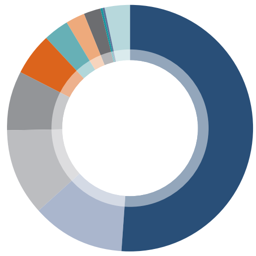
2024	14.7
2025	31.7
2026	26.5
2027	23.6
2028	3.5
2029 & beyond	–

Marina Bay Financial Centre

Marina Bay Financial Centre is a BCA Green Mark Platinum integrated development comprising three Grade A office towers and the subterranean Marina Bay Link Mall. The office towers offer more than 3.0 million sf of premium office space with large column-free floor plates of between 20,000 sf and 45,000 sf, while Marina Bay Link Mall offers close to 100,000 sf of retail options. An underground pedestrian network connects Marina Bay Financial Centre to the Downtown MRT station, Raffles Place MRT interchange and other surrounding commercial buildings.

Marina Bay Financial Centre was certified with the WELL Health-Safety Rating by the International WELL Building Institute in September 2023.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

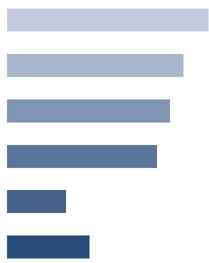


Banking, insurance and financial services	51.2
TMT	12.3
Energy, natural resources, shipping and marine	11.4
Legal	7.9
Real estate and property services	5.4
Retail and F&B	3.3
Accounting and consultancy services	2.5
Manufacturing and distribution	2.4
Services	0.3
Government agency	0.2
Others	3.1
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
DBS Bank	15.9
Standard Chartered Bank	7.0
HSBC	4.6
LinkedIn	3.4
Nomura	3.3

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



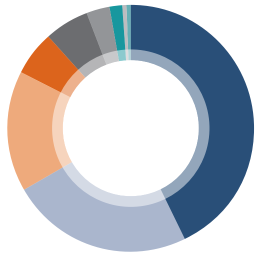
2024	24.2
2025	21.2
2026	19.6
2027	18.0
2028	7.1
2029 & beyond	9.9

One Raffles Quay

One Raffles Quay is a BCA Green Mark Platinum landmark commercial development located in the Marina Bay precinct. The 50-storey North Tower and 29-storey South Tower have column-free floor plates of 18,000 sf and 30,000 sf respectively, offering approximately 1.3 million sf of Grade A office spaces. The property is connected by an underground pedestrian walkway to the surrounding commercial buildings, as well as Raffles Place MRT interchange and Downtown MRT station.

One Raffles Quay was certified with the WELL Health-Safety Rating by the International WELL Building Institute in September 2023.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

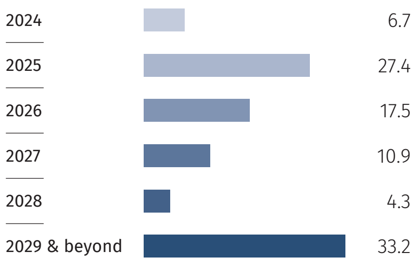


Banking, insurance and financial services	42.8
TMT	24.1
Accounting and consultancy services	15.6
Real estate and property services	6.0
Manufacturing and distribution	5.8
Legal	3.1
Services	1.6
Energy, natural resources, shipping and marine	0.7
Retail and F&B	0.3
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
TikTok	19.0
Deutsche Bank	15.3
Ernst & Young	11.1
L'Oreal Singapore	5.7
Capital International	4.1

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



Keppel Bay Tower

Keppel Bay Tower is a Grade A commercial building situated in the HarbourFront area, part of Singapore's Greater Southern Waterfront. The building comprises an 18-storey office tower and a six-storey podium block, offering a total net lettable area of approximately 386,000 sf. The property is well-connected to the nearby HarbourFront MRT and bus interchanges and is in proximity to landmarks such as VivoCity, HarbourFront Centre, Keppel Island and Sentosa Island.

The property was certified with BCA Green Mark Platinum Super Low Energy Building in December 2023 and obtained the WELL Health-Safety Rating by the International WELL Building Institute in May 2023.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

Manufacturing and distribution	22.7
Energy, natural resources, shipping and marine	18.3
Real estate and property services	14.1
Banking, insurance and financial services	6.9
TMT	6.8
Accounting and consultancy services	3.7
Services	2.4
Retail and F&B	2.2
Legal	2.1
Others	20.8
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Keppel	39.1
Pacific Refreshments	5.6
Syngenta Asia Pacific	5.4
BMW Asia	4.9
Chevron Phillips Chemicals Asia	4.6

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

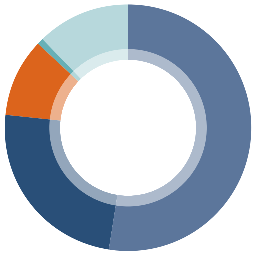
2024	8.7
2025	6.5
2026	66.9
2027	12.0
2028	5.9
2029 & beyond	–

8 Chifley Square

8 Chifley Square is a Grade A 30-storey premium commercial building situated at the intersection of Hunter Street and Elizabeth Street in Sydney's prime business district. With a total net lettable area of approximately 209,000 sf, 8 Chifley Square boasts a unique interlinking "vertical village" concept that offers tenants greater flexibility in the layout and design of their offices to encourage increased employee interaction and collaboration. The refreshed end-of-trip facilities and lobby area also encourage community collaboration among tenants.

The property is certified with a 6 Star Green Star – Office Design v2 rating by the Green Building Council of Australia (GBCA), as well as a 4.5 Stars NABERS Energy Rating.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

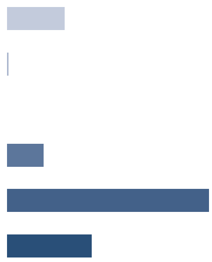


Government agency	52.5
Banking, insurance and financial services	24.4
Real estate and property services	10.3
Retail and F&B	0.8
Others	12.0
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
The Reserve Bank of Australia	52.5
Infrabuild	15.0
NSW Business Chamber	12.0
Work Club	10.2
Berkshire Hathaway	9.4

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



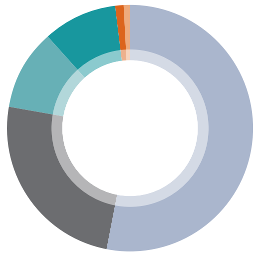
2024	15.0
2025	0.3
2026	–
2027	9.6
2028	52.9
2029 & beyond	22.2

Pinnacle Office Park

Pinnacle Office Park is a freehold Grade A commercial development offering a net lettable area of approximately 372,000 sf. The property is strategically situated in Macquarie Park, a key metropolitan office market in Sydney, and is easily accessible via public transportation from the nearby Macquarie Park metro station and a major bus interchange. In addition, it is well-connected to major arterial roads providing direct links to the Sydney CBD. The property is also close to Macquarie Centre, Sydney's largest suburban shopping centre, which provides a wide range of retail, food and entertainment options. The on-site amenities at Pinnacle Office Park include a childcare centre, a gymnasium, end-of-trip facilities and a café.

The property is certified with a 4.5 and 4 Stars NABERS Energy Rating for Building A & B and D respectively and achieved Carbon Neutral certification with the Australian Government programme Climate Active.

TENANT BUSINESS SECTOR ANALYSIS
BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

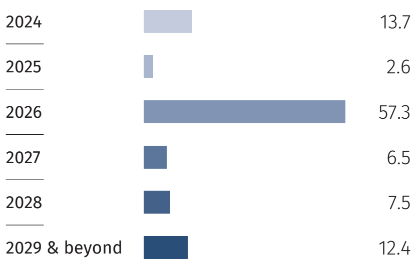


TMT	53.1
Manufacturing and distribution	24.7
Retail and F&B	10.8
Services	9.5
Real estate and property services	1.1
Accounting and consultancy services	0.8
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Aristocrat Technologies	49.2
Konica Minolta	11.8
Coles Supermarkets	10.0
Douglas and Mann	7.5
MSA (NSW)	5.6

LEASE EXPIRY PROFILE
BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

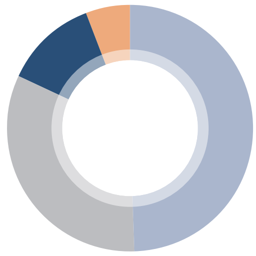


2 Blue Street

2 Blue Street is a freehold Grade A office building that achieved practical completion in April 2023 and offers a total net lettable area of approximately 152,000 sf. Located at the prime intersection of Blue Street and William Street, it is in proximity to the North Sydney Train Station, and well-connected to major arterial roads. The building features outdoor terraces overlooking the Sydney Harbour Bridge, as well as an on-site café and end-of-trip facilities.

The property 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.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

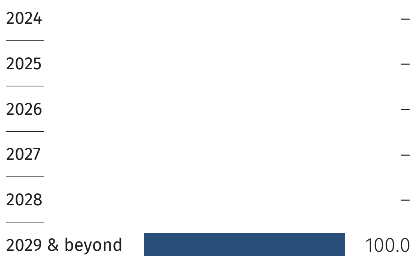


TMT	49.7
Energy, natural resources, shipping and marine	32.4
Banking, insurance and financial services	12.1
Accounting and consultancy services	5.8
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Equifax	49.7
Pacific National	32.4
Temenos	12.1
Human Synergistics	5.8

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

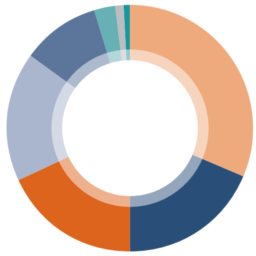


8 Exhibition Street

8 Exhibition Street is a Grade A commercial building located in the Eastern Core of Melbourne's CBD. The freehold property offers a total net lettable area of approximately 485,000 sf across a 35-storey premium office tower and three adjacent retail units. The office tower offers tenants a panoramic view of various landmarks such as the Yarra River and the Royal Botanic Gardens. It is easily accessible with many surrounding public transportation nodes and is within walking distance to both the Parliament and Flinders Street major railway stations.

The property is certified with a 4.5 Stars NABERS Energy Rating.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



Accounting and consultancy services	31.5
Banking, insurance and financial services	18.5
Real estate and property services	18.1
TMT	17.0
Government agency	10.3
Retail and F&B	2.9
Energy, natural resources, shipping and marine	1.0
Services	0.7
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Ernst & Young	29.5
Amazon	10.9
CBRE	9.3
Minister for Finance – State of Victoria	9.0
UBS	7.0

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

2024	15.8
2025	10.8
2026	33.5
2027	27.2
2028	4.6
2029 & beyond	8.1

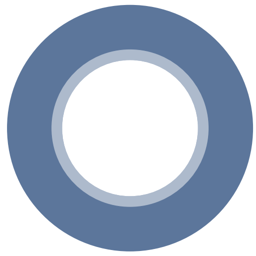
Property Portfolio
Australia

Victoria Police Centre

Victoria Police Centre is a freehold 40-storey, Grade A office tower offering a total net lettable area of approximately 728,000 sf. It is fully leased to the Minister for Finance – State of Victoria and serves as the headquarters for the Victoria Police. Strategically located between Melbourne's CBD and the Docklands precinct, the property is within walking distance to the Southern Cross Station, the city's major railway and transportation hub.

Designed by leading architecture firm, Woods Bagot, the property is an eco-icon in Melbourne. It was awarded a GBCA 6 Star Green Star – Design and As Built v1.1 rating, GBCA 6 Star Green Star – Performance v1.2 rating and a 5.5 Stars NABERS Energy Rating.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



Government agency	100.0
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Minister for Finance – State of Victoria	100.0

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

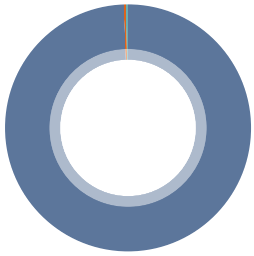
2024	–
2025	–
2026	–
2027	–
2028	–
2029 & beyond	100.0

David Malcolm Justice Centre

David Malcolm Justice Centre is a Grade A property situated in Perth's CBD, at the intersection between Barrack Street and St Georges Terrace. Previously known as the Old Treasury Building, David Malcolm Justice Centre comprises a 33-storey commercial building and an annexe block, offering a total net lettable area of approximately 336,000 sf. It currently houses the Supreme Court's civil functions, judicial chambers, as well as the departments of Treasury and Justice.

The building has been certified with GBCA 5 Star Green Star – Office Design v3 and Office As Built v3 ratings. In addition, the building has also attained the 5 Stars NABERS Energy Rating.

TENANT BUSINESS SECTOR ANALYSIS
BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



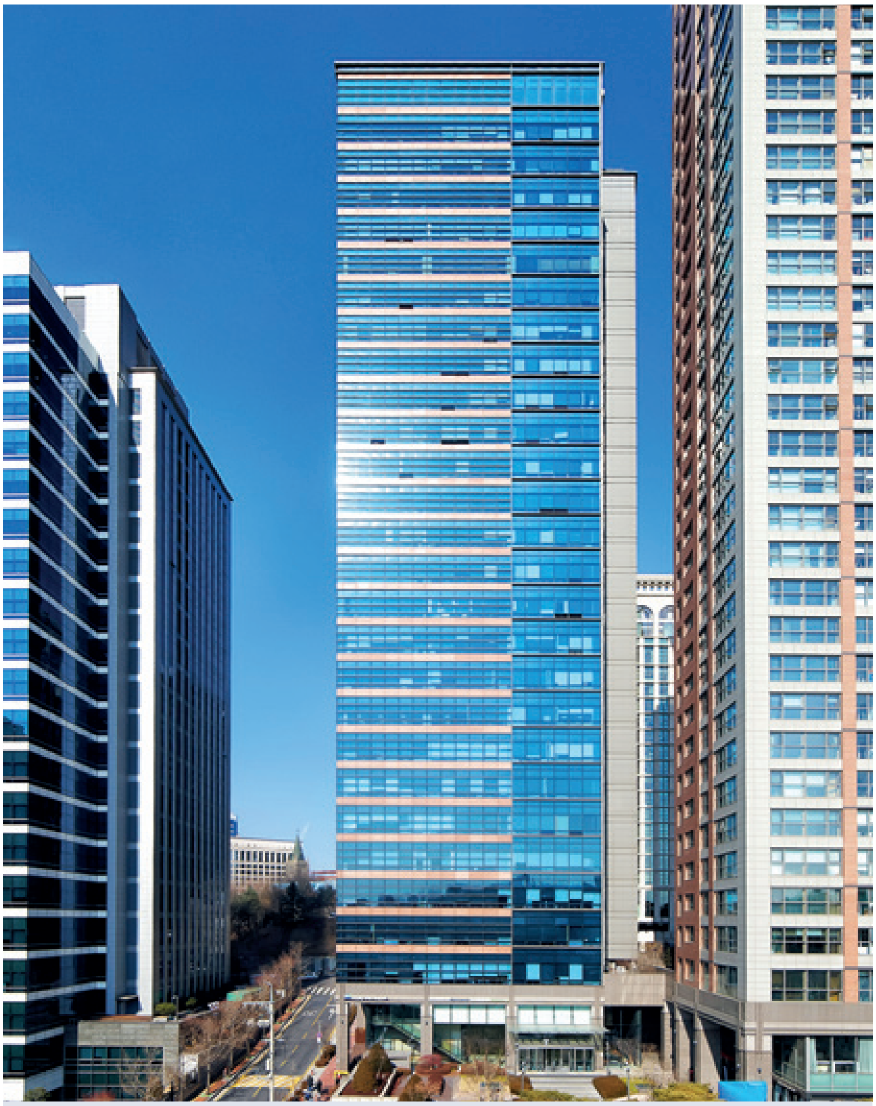
Government agency	99.4
Real estate and property services	0.3
Retail and F&B	0.3
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Minister for Works – Government of Western Australia	99.4
Cundall Johnston and Partners	0.3
Erimma International Pty Ltd (Just For You Breadhouse)	0.3

LEASE EXPIRY PROFILE
BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

2024	–
2025	0.3
2026	0.4
2027	–
2028	0.3
2029 & beyond	99.0



T Tower

Located in Seoul's central business district, T Tower is a freehold Grade A 28-storey building offering approximately 228,000 sf of net lettable area.

T Tower enjoys excellent accessibility and is located close to key retail districts such as Myeong-dong and Namdaemun. The building is a five-minute walk from Seoul Station, the city's major railway station, and is well-connected to multiple rail, subway and bus networks, including direct connections across the Seoul metropolitan area and regionally via high-speed Korea Train Express services (KTX).

The building has been awarded the Leadership in Energy and Environmental Design (LEED) Building Operations and Maintenance: Existing Buildings Platinum Certification.

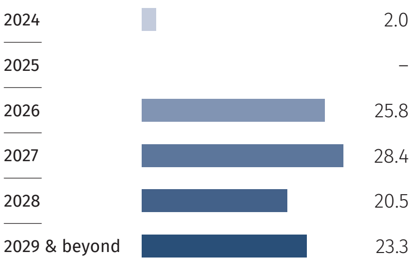
TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

Manufacturing and distribution	36.6
Banking, insurance and financial services	14.5
TMT	14.3
Services	14.2
Government agency	4.0
Energy, natural resources, shipping and marine	2.6
Real estate and property services	1.4
Others	12.4
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
Philips Korea	12.8
Korea Medical Dispute Mediation and Arbitration Agency	12.4
SK Communications	12.2
KINFA	8.4
MPC Plus	8.3

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

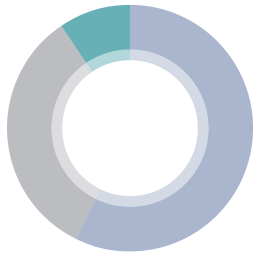


KR Ginza II

KR Ginza II is situated in the prime Ginza district within Chuo ward, one of Tokyo's central five wards. This eight-storey freehold boutique office building offers a total net lettable area of approximately 38,700 sf with a retail unit on the ground floor. The property is easily accessible via public transportation as it is within walking distance to four metro stations, with the nearest being the Shintomicho Station.

KR Ginza II has a Comprehensive Assessment System for Built Environment Efficiency (CASBEE) A rating.

TENANT BUSINESS SECTOR ANALYSIS BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023



TMT	57.3
Energy, natural resources, shipping and marine	33.3
Retail and F&B	9.4
Total	**100.0**

TOP FIVE TENANTS
as at 31 December 2023

	% of Total Committed Monthly Gross Rent
CEISIEC GK	33.3
Net Year Group	27.3
New Rule Lab	15.5
Table Check	14.5
K.K. Seven Eleven Japan	9.4

LEASE EXPIRY PROFILE BY COMMITTED MONTHLY GROSS RENT (%)
as at 31 December 2023

2024	–
2025	27.3
2026	33.3
2027	30.0
2028	9.4
2029 & beyond	–

FINANCIAL REVIEW

The Manager adopts a prudent approach towards capital management by regularly assessing and forecasting Keppel REIT's expense requirements and potential funding needs, as well as managing debt maturities and interest costs.

Keppel REIT achieved distribution to Unitholders of $218.7 million for the financial year ended 31 December 2023 (2023), as compared to $220.9 million for the financial year ended 31 December 2022 (2022).

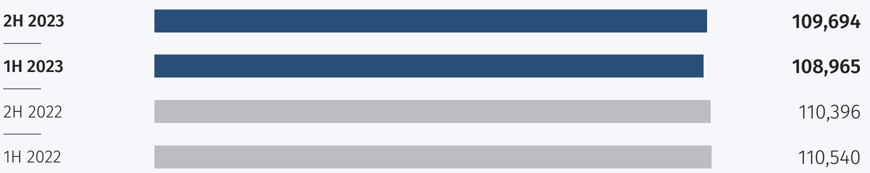
The decrease was due mainly to increased borrowing costs. This was offset partially by higher net property income attributable to higher rentals and occupancy from the Singapore properties, a full year contribution from KR Ginza II following the acquisition in November 2022, as well as higher Anniversary Distribution[1].

Share of results of associates increased due to higher net property income, which was offset partially by higher borrowing costs. Share of results of joint ventures increased due to higher occupancy for 8 Chifley Square, offset partially by a weaker Australian dollar (AUD).

PORTFOLIO OF PRIME COMMERCIAL ASSETS

2 Blue Street achieved practical completion on 3 April 2023 and is receiving rental support on unlet spaces for a period of up to three years from the date of practical completion. KR Ginza II achieved 100% committed occupancy following the signing of two new tenants from the technology, media and telecommunications sector.

DISTRIBUTABLE INCOME BY HALF YEAR ($'000)



[1] As announced on 25 October 2022, in appreciation to Unitholders for their support, Keppel REIT will distribute a total of $100 million of Anniversary Distribution over the next five years to celebrate its 20th anniversary in 2026. $20 million will be paid annually with such distributions to be made semi-annually, with the first tranche of $10 million included in the distribution for the second half of 2022.

OVERVIEW

	2023 $'000	2022 $'000	Change %
Property income	**233,071**	219,286	6.3
Property expenses	**(50,692)**	(43,344)	17.0
Net property income	**182,379**	175,942	3.7
Share of results of associates	**80,125**	77,787	3.0
Share of results of joint ventures	**23,665**	22,907	3.3
Rental support[1]	**10,874**	1,688	N.m.
Interest income	**7,340**	25,264	(70.9)
Manager's management fees	**(54,316)**	(52,676)	3.1
Borrowing costs	**(66,983)**	(57,736)	16.0
Other operating expenses	**(8,064)**	(10,812)	(25.4)
Net foreign exchange differences	**20,222**	(2,390)	N.m.
Net change in fair value of financial assets at fair value through profit or loss	**(7,379)**	3,510	N.m.
Net change in fair value of derivatives	**(4,510)**	5,506	N.m.
Profit before net change in fair value of investment properties	**183,353**	188,990	(3.0)
Net change in fair value of investment properties	**24,698**	261,458	(90.6)
Income tax expense	**(11,572)**	(2,045)	465.9
Profit after tax	**196,479**	448,403	(56.2)
Attributable to:			
– Unitholders	**168,581**	405,387	(58.4)
– Perpetual securities holders	**9,450**	9,450	–
– Non-controlling interests	**18,448**	33,566	(45.0)
Distribution to Unitholders	**218,659**	220,936	(1.0)

[1] This pertains to rental support drawn for 2 Blue Street. For 2022, this pertained to rental support drawn for Keppel Bay Tower.

N.m. = Not meaningful

Financial Review

As at 31 December 2023, Keppel REIT's portfolio of properties comprised interests in 12 premium office assets strategically located in Singapore; key Australian cities of Sydney, Melbourne and Perth; Seoul, South Korea; as well as Tokyo, Japan.

FINANCIAL YEAR ENDED 31 DECEMBER 2023	
1Q 2023 Key Business and Operational Updates	19 April 2023
1H 2023 Results Announcement	25 July 2023
1H 2023 Distribution to Unitholders	8 September 2023
9M 2023 Key Business and Operational Updates	17 October 2023
2H and FY 2023 Results Announcement	30 January 2024
2H 2023 Distribution to Unitholders	15 March 2024

In Singapore, Keppel REIT owns an approximate 79.9% interest in Ocean Financial Centre (Ocean Financial Centre Interest), a 100% interest in Keppel Bay Tower, a one-third interest in Marina Bay Financial Centre (comprising Towers 1, 2 and 3 and the subterranean mall, Marina Bay Link Mall) (Marina Bay Financial Centre Interest) and a one-third interest in One Raffles Quay (One Raffles Quay Interest).

In Australia, Keppel REIT holds a 100% interest in 2 Blue Street in Sydney, a 50% interest in 8 Chifley Square in Sydney (8 Chifley Square Interest), a 100% interest in Pinnacle Office Park in Sydney, a 50% interest in the office building and 100% interest in three adjacent retail units at 8 Exhibition Street in Melbourne (8 Exhibition Street Interest), a 50% interest in Victoria Police Centre in Melbourne (Victoria Police Centre Interest) and a 50% interest in David Malcolm Justice Centre in Perth (David Malcolm Justice Centre Interest).

In South Korea, Keppel REIT has an approximate 99.4% interest in T Tower in Seoul (T Tower Interest).

In Japan, Keppel REIT has an approximate 98.5% interest in KR Ginza II in Tokyo (KR Ginza II Interest).

The contributions from Ocean Financial Centre, Keppel Bay Tower, 2 Blue Street, Pinnacle Office Park, 8 Exhibition Street Interest, Victoria Police Centre Interest, T Tower and KR Ginza II are accounted for as property income.

The contributions from the Marina Bay Financial Centre Interest and One Raffles Quay Interest are accounted for as share of results of associates. The contributions from the 8 Chifley Square Interest and David Malcolm Justice Centre Interest are accounted for as share of results of joint ventures.

PROPERTY INCOME AND NET PROPERTY INCOME

Property income for 2023 was $233.1 million, 6.3% higher as compared to $219.3 million for 2022. Net property income (NPI) for 2023 was $182.4 million, 3.7% higher as compared to $175.9 million for 2022. The increase was due mainly to higher property income and net property income from Ocean Financial Centre, Keppel Bay Tower and the 8 Exhibition Street Interest, as well as a full year contribution from KR Ginza II following the acquisition in November 2022.

This was offset partially by lower property income and net property income from the Victoria Police Centre Interest, Pinnacle Office Park and T Tower.

ATTRIBUTABLE NPI

Attributable NPI comprises NPI from the Ocean Financial Centre Interest, Keppel Bay Tower, 2 Blue Street, Pinnacle Office Park, 8 Exhibition Street Interest, Victoria Police Centre Interest, T Tower Interest, KR Ginza II Interest, Marina Bay Financial Centre Interest, One Raffles Quay Interest, 8 Chifley Square Interest, David Malcolm Justice Centre Interest, as well as rental support, where applicable.

Keppel REIT's attributable NPI for 2023 was $344.4 million, 9.0% higher as compared with $316.1 million for 2022 due mainly to higher attributable NPI from its Singapore properties, 8 Exhibition Street Interest and 8 Chifley Square Interest, full year contribution from KR Ginza II Interest, as well as rental support for 2 Blue Street following its practical

2 Blue Street in Sydney offers harbour views, open spaces for meetings and events, as well as premium end-of-trip facilities to support healthier ways to commute and connect.

completion. The increase was offset partially by lower attributable NPI from the Victoria Police Centre Interest, Pinnacle Office Park, David Malcolm Justice Centre Interest and T Tower Interest.

Attributable NPI from the Victoria Police Centre Interest, Pinnacle Office Park and David Malcolm Justice Centre Interest was lower in 2023 due mainly to a weaker AUD. Attributable NPI from T Tower Interest was lower due to tenancy changes and a weaker Korean Won (KRW).

In 2023, Keppel REIT received rental support of $10.9 million for 2 Blue Street, translating to a Distribution per Unit (DPU) of approximately 0.29 cents.

PORTFOLIO VALUATION

The value of Keppel REIT's portfolio was approximately $9.2 billion as at 31 December 2023.

The 8 Chifley Square Interest, Pinnacle Office Park, Victoria Police Centre Interest and David Malcolm Justice Centre Interest recorded a decrease in their respective capital values due mainly to capitalisation rate expansion and a weaker AUD.

The decrease in capital values of 8 Exhibition Street Interest and KR Ginza II Interest is due mainly to weaker AUD and Japanese Yen (JPY) respectively.

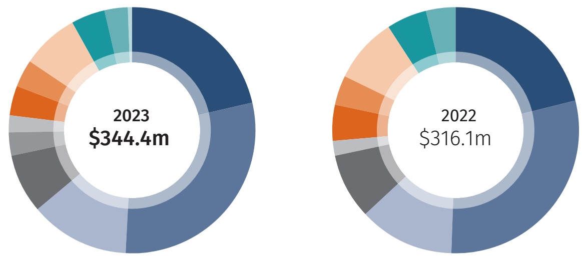
NET ASSET VALUE

As at 31 December 2023, Keppel REIT's net asset value excluding the 2H 2023 distribution to Unitholders was $1.29 per Unit.

CAPITAL MANAGEMENT

The Manager adopts a prudent approach towards capital management. It regularly assesses and forecasts Keppel REIT's expense requirements and potential funding needs, as well as manages debt maturities and interest costs. Keppel REIT's cash flow position and working capital needs are monitored closely to ensure that there are adequate reserves in terms of cash and available credit facilities to meet short- to medium-term obligations.

ATTRIBUTABLE NPI BY PROPERTY (%)



	2023	2022
Ocean Financial Centre Interest	**21.4**	21.2
Marina Bay Financial Centre Interest	**29.7**	29.4
One Raffles Quay Interest	**12.8**	12.5
Keppel Bay Tower[1]	**7.9**	8.6
2 Blue Street[1]	**3.0**	–
8 Chifley Square Interest	**2.4**	2.1
Pinnacle Office Park	**3.8**	4.8
8 Exhibition Street Interest	**3.7**	3.8
Victoria Police Centre Interest	**7.3**	8.6
David Malcolm Justice Centre Interest	**4.4**	5.2
T Tower Interest	**3.3**	3.8
KR Ginza II Interest	**0.3**	–[2]
Total	**100.0**	100.0

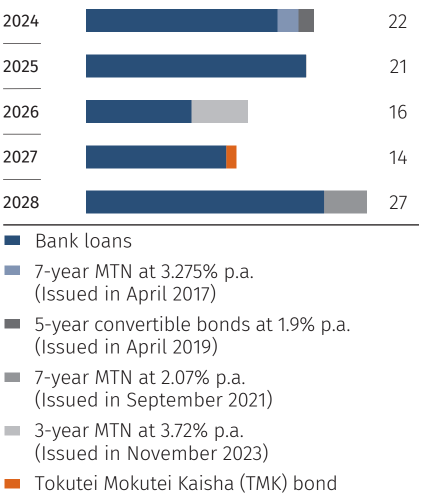
1 Includes rental support for 2 Blue Street and Keppel Bay Tower for 2023 and 2022 respectively.
2 Less than 0.1% for 2022.

VALUATION OF PROPERTIES

	2023 $ million	2022 $ million	Change %
Ocean Financial Centre Interest	**2,149.3**	2,140.5	0.4
One-third interest in Marina Bay Financial Centre Towers 1 and 2, as well as Marina Bay Link Mall	**1,793.0**	1,757.0	2.0
One-third interest in Marina Bay Financial Centre Tower 3	**1,349.0**	1,310.0	3.0
One Raffles Quay Interest	**1,306.7**	1,282.0	1.9
Keppel Bay Tower	**715.0**	710.0	0.7
2 Blue Street	**253.3[3]**	211.5[6,9]	19.8
8 Chifley Square Interest	**191.9[3]**	209.2[6]	(8.3)
Pinnacle Office Park	**233.9[3]**	280.5[6]	(16.6)
8 Exhibition Street Interest	**268.9[3]**	280.2[6]	(4.0)
Victoria Police Centre Interest	**368.9[3]**	395.5[6]	(6.7)
David Malcolm Justice Centre Interest	**211.4[3]**	221.7[6]	(4.6)
T Tower Interest	**316.8[4]**	286.4[7]	10.6
KR Ginza II Interest	**87.0[5]**	88.3[8]	(1.5)
Total	**9,245.1**	9,172.8	0.8

3 Based on the exchange rate of A$1 = S$0.8825 as at 31 December 2023.
4 Based on the exchange rate of KRW1,000 = S$1.036 as at 31 December 2023.
5 Based on the exchange rate of JPY100 = S$0.9058 as at 31 December 2023.
6 Based on the exchange rate of A$1 = S$0.9197 as at 31 December 2022.
7 Based on the exchange rate of KRW1,000 = S$1.038 as at 31 December 2022.
8 Based on the exchange rate of JPY100 = S$0.9849 as at 31 December 2022.
9 Valuation on an "as is" basis.

DEBT MATURITY PROFILE (%)



On 15 November 2023, Keppel REIT, through Keppel REIT MTN Pte. Ltd., issued $200 million of medium term notes (MTN) at a coupon rate of 3.72% per annum. The proceeds from the issuance were utilised to repay borrowings due in end-2023 and other revolving credit facilities.

The Manager remains committed to sustainability on the capital management front, through the continued expansion of Keppel REIT's sustainability-focused funding. In 2023, four green loan facilities totalling $910.6 million were obtained to refinance existing borrowings, fund progress payments for the development of 2 Blue Street, as well as for other general working capital purposes. As at 31 December 2023, green loans represented approximately 64%[1] of Keppel REIT's attributable share of total borrowings.

As at 31 December 2023, the proportion of AUD-denominated borrowings to property values in Australia was approximately 35%. The acquisition of T Tower in South Korea was funded with approximately 50% of KRW-denominated borrowings, and the acquisition of KR Ginza II in Japan was funded entirely with JPY-denominated borrowings.

FUNDING AND BORROWINGS

As at 31 December 2023, the total gross borrowings (excluding external borrowings carried at One Raffles Quay Pte Ltd (ORQPL), BFC Development LLP (BFCDLLP) and Central Boulevard Development Pte. Ltd. (CBDPL)) of Keppel REIT decreased to $2,343.3 million. The decrease from $2,857.4 million as at 31 December 2022 was due mainly to the repayment of borrowings with proceeds from the repayment of a shareholder loan of approximately $570.2 million by an associate, which was funded by an external loan drawn at the level of the associate. This is offset partially by the funding of progress payments for 2 Blue Street with borrowings. Aggregate leverage of Keppel REIT remained healthy at 38.9% as at 31 December 2023, as compared to 38.4% as at 31 December 2022.

The weighted average term to maturity of Keppel REIT's borrowings was 2.4 years as at 31 December 2023. Keppel REIT actively seeks refinancing at competitive costs and continues to maintain a well-spread debt maturity profile.

For 2023, Keppel REIT recorded an all-in interest rate of 2.89% per annum and an adjusted interest coverage ratio of 3.0 times. As at 31 December 2023, the interest rates of 75% of Keppel REIT's total borrowings[1] were fixed to safeguard against interest rate volatility.

The aggregate leverage limit of a property fund can be increased from 45% to 50% of a fund's deposited property if the property fund has a minimum adjusted interest coverage ratio of 2.5 times, after taking into account the interest payment obligations arising from the additional borrowings.

Despite the year-on-year increase in aggregate leverage of approximately 0.5 percentage points, the limit provides an adequate and appropriate balance when seeking risk-adjusted returns for the Unitholders. As at and for the year ended 31 December 2023, Keppel REIT's aggregate leverage of 38.9% and adjusted interest coverage ratio of 3.0 times are well within the prescribed limits. The Manager will continue to review and assess, amongst others, these metrics regularly as part of its risk management process and will place due consideration of the potential effects of any transaction on these metrics.

CASH FLOWS AND LIQUIDITY

As at 31 December 2023, Keppel REIT's cash and bank balances (including restricted cash and bank balances)

[1] Included Keppel REIT's proportionate share of external borrowings carried at ORQPL, BFCDLLP and CBDPL.

stood at $141.6 million, as compared with $186.4 million as at 31 December 2022.

Net cash flows provided by operating activities for 2023 were $169.9 million, an increase of $7.7 million from the operating cash flows of $162.2 million in the preceding financial year. The higher operating cash flows were due mainly to higher NPI from Ocean Financial Centre, Keppel Bay Tower and 8 Exhibition Street, as well as a full year contribution from KR Ginza II following the acquisition in November 2022.

Net cash flows provided by investing activities for 2023 were $603.3 million. This pertained mainly to the repayment of advances by an associate of $570.2 million, dividend and distribution income received from associates of $80.1 million, distribution income received from joint ventures of $23.0 million, and rental support received

ALL-IN INTEREST RATE

2.89% p.a.

Keppel REIT actively seeks refinancing at competitive costs and continues to maintain a well-spread debt maturity profile.

Located in the heart of Singapore's CBD, Ocean Financial Centre is a 43-storey premium Grade A office tower.

AGGREGATE LEVERAGE

38.9%

Aggregate leverage remained healthy at 38.9% as at 31 December 2023.

KEY STATISTICS

	2023	2022
Aggregate leverage[1]	**38.9%**	38.4%
Interest coverage ratio[2]	**3.4 times**	3.8 times
Adjusted interest coverage ratio[3]	**3.0 times**	3.3 times
Percentage of assets unencumbered	**65%**	65%
All-in interest rate[4]	**2.89% p.a.**	2.29% p.a.
Weighted average term to maturity	**2.4 years**	2.7 years

1 Computed based on the ratio of gross borrowings to the value of deposited properties, as stipulated in the Property Funds Appendix to the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore.
As at 31 December 2023, gross borrowings included an amount of the deferred payment for the estimated purchase price adjustment of 2 Blue Street, as well as Keppel REIT's share of external borrowings carried at ORQPL, BFCDLLP and CBDPL.
As at 31 December 2022, gross borrowings included an amount of the deferred payment for the acquisition of the land for 2 Blue Street, as well as Keppel REIT's share of external borrowings carried at ORQPL and CBDPL.
2 Defined as trailing 12 months earnings before interest, tax, depreciation and amortisation (EBITDA) (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), over trailing 12 months interest expense and borrowing-related fees.
3 Defined as trailing 12 months EBITDA (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 All-in interest rate included the amortisation of upfront debt arrangement expenses.

of $10.0 million. This was offset partially by progress payments (net of coupon received) made for the development of 2 Blue Street of $76.2 million.

Net cash flows used in financing activities were $814.6 million. This included mainly repayment of loans of $974.0 million, distribution payments of $219.4 million and interest payments of $61.1 million, offset partially by loans drawn of $285.7 million and issuance of medium term notes of $200.0 million.

ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) (SFRS(I)), applicable requirements of the Code on Collective Investment Schemes (CIS Code) issued by the Monetary Authority of Singapore and the provisions of the Trust Deed. SFRS(I) is identical to the International Financial Reporting Standards issued by the International Accounting Standards Board.

DISTRIBUTION POLICY

Keppel REIT's distribution policy is to distribute at least 90% of its taxable income for each financial year, with the actual level of distribution to be determined at the Manager's discretion. Distributions are paid in SGD on a half yearly basis and within 90 days after the end of each distribution period.

CHANGE IN PROFIT BEFORE TAX ($'000)

Resulting from:	
25 basis-point increase in interest rates	(409)
25 basis-point decrease in interest rates	409
5% appreciation of AUD against SGD	1,644
5% depreciation of AUD against SGD	(1,644)
5% appreciation of KRW against SGD	N.m.
5% depreciation of KRW against SGD	N.m.
5% appreciation of JPY against SGD	N.m.
5% depreciation of JPY against SGD	N.m.

N.m. = Not material

Pinnacle Office Park's cafe area was refurbished in January 2024 to enhance the tenant experience.

For the financial year ended 31 December 2023, Keppel REIT has distributed 100% of its taxable income available for distribution to Unitholders.

SENSITIVITY ANALYSIS

Keppel REIT is subject to interest rate fluctuations, which affect its interest-earning financial assets and interest-bearing financial liabilities. It is also subject to foreign exchange fluctuations, which affect the AUD-, KRW- and JPY-denominated income from its assets in Australia, South Korea and Japan respectively.

In respect of interest rates applicable to interest-earning financial assets and interest-bearing financial liabilities, a 25 basis-point increase or decrease in the interest rates will cause a corresponding decrease or increase of $0.4 million in Keppel REIT's profit before tax. The interest-bearing financial liabilities refer specifically to floating rate borrowings that are not hedged.

Keppel REIT adopts a policy of hedging its AUD-, KRW- and JPY-denominated income to limit exposure to fluctuations in foreign exchange rates and to provide greater certainty over future distributions.

Keppel REIT's profit before tax will increase or decrease by $1.6 million if the AUD appreciates or depreciates by 5% against the SGD. There is no significant impact on profit before tax if the KRW and JPY appreciate or depreciate by 5% against the SGD.

SUSTAINABILITY REPORT

Keppel REIT's commitment to sustainability guides its investments towards a future-oriented, resilient portfolio.

Sustainability Framework

ENVIRONMENTAL STEWARDSHIP

Aligned with Keppel's Vision 2030, we are committed to do our part to enhance resource efficiency, improve our environmental performance, and contribute to addressing climate change.

» For more information, go to: pages 81 to 92

RESPONSIBLE BUSINESS

Through good corporate governance and prudent risk management, we secure the long-term sustainability of our business.

» For more information, go to: pages 93 to 97

PEOPLE AND COMMUNITY

We strive to foster a safe and healthy workplace, provide comprehensive training and development opportunities, and contribute to community initiatives.

» For more information, go to: pages 98 to 105

Sustainability Highlights for 2023

ENVIRONMENTAL STEWARDSHIP

16.9% reduction

Scope 1 and 2 emissions were 16.9% lower than 2019 baseline.

GREENHOUSE GAS EMISSIONS

100% green-certified

As at end-2023, all of Keppel REIT's properties are green-certified[1].

GREEN CERTIFICATION

64% green funding

Higher than the sustainability-focused funding of 50% as at end-2022.

SUSTAINABILITY-FOCUSED FUNDING

RESPONSIBLE BUSINESS

4 Star rating

Maintained 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in the 2023 GRESB Assessment.

GRESB

'A' rating

Maintained 'A' in the MSCI ESG Ratings Assessment in January 2024.

MSCI ESG RATINGS ASSESSMENT

PEOPLE AND COMMUNITY

Zero cases

There were no fatalities, work-related injuries or safety incidents reported in 2023.

EMPLOYEE HEALTH AND WELLBEING

25.2 hrs

The Manager's employees achieved an average of 25.2 hours of training in 2023.

TRAINING AND DEVELOPMENT

>900 hrs

Dedicated more than 900 hours to community outreach activities together with Keppel FM&I.

VOLUNTEERISM

[1] Except for 2 Blue Street, which achieved practical completion in 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.

ADVANCING SUSTAINABILITY

KOH WEE LIH
Chief Executive Officer

We are committed to integrate ESG factors into our strategy and operations, ensuring the preservation and delivery of enduring value to our stakeholders.

DEAR STAKEHOLDERS,

Characterised by ongoing market volatility and heightened inflation, 2023 proved to be both challenging and rewarding for Keppel REIT. Despite the challenges, Keppel REIT achieved positive operating performance, as we continued to implement sustainability strategies and practices to deliver long-term value to stakeholders. I am pleased to present Keppel REIT's Sustainability Report 2023, which records our sustainability achievements and performance during the financial year from 1 January 2023 to 31 December 2023. This report reflects our ongoing dedication to progress under Keppel's three sustainability pillars of Environmental Stewardship, Responsible Business, as well as People and Community, and highlights our continued strides in embedding sustainability into the core of Keppel REIT's strategy.

NAVIGATING THE PATH TO A LOW-CARBON FUTURE

Keppel REIT has consistently upheld high green building certification standards. As at end-2023, 100% of our properties are green-certified[1] with all of our Singapore assets maintaining the Platinum certification under the BCA Green Mark scheme.

As part of our investment strategy, we consider ESG factors when evaluating acquisition opportunities. Every new asset acquired has to achieve sustainability credentials that meet a minimum accreditation of 75%, in accordance with established sustainability standards. Thorough due diligence will be conducted to assess the pathways to attain the targeted sustainability requirements, if the minimum threshold is not met during acquisition.

2023 marks the third year of Keppel REIT's participation in GRESB. We are pleased to share that we maintained the 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in the 2023 GRESB Assessment. Keppel REIT has also maintained an 'A' for the MSCI Environmental, Social and Governance (ESG) Ratings. In demonstrating our dedication to transparent reporting on climate-related initiatives, we submitted our inaugural response to CDP's Climate Change Questionnaire in 2022 and have continued to do so in 2023.

To enhance decision-making and better address stakeholder needs, we have made significant progress in our alignment with the Task Force on Climate-related Financial Disclosures (TCFD) recommendations, building on the roadmap first established in 2021. In 2023, we refined the scenario analysis to quantify the financial impact of the physical risks of our assets.

UPHOLDING ETHICAL BUSINESS STANDARDS

We adopt a systematic risk management approach guided by the robust processes outlined in our Enterprise Risk Management Framework. ESG factors are also integrated into the management's performance assessments.

Our unwavering stance against corruption, bribery and fraud is upheld through the enforcement of stringent corporate governance policies. This is further reinforced by continuous upskilling initiatives, with employees participating in relevant and timely training sessions covering various topics such as ethics and compliance. This dedication extends to our supply chain, where we consistently engage in collaborative efforts with our suppliers.

We continue to uphold high standards in cybersecurity through working with Keppel's Cyber Security Centre and adhering to Keppel's Technology and Data Risk Management standards, coupled with Keppel's Cyber Security Incident Management and Reporting framework. As the landscape of cybersecurity evolves rapidly, we remain vigilant in evaluating and enhancing our cybersecurity measures.

NURTURING OUR HUMAN CAPITAL AND COMMUNITIES

We are committed to nurturing our workforce and keeping our employees engaged. We employ a merit-based strategy that encompasses competitive compensation and comprehensive benefits. Employees benefit from extensive training opportunities such as the annual Keppel Global Learning Festival and LinkedIn Learning, which are aimed at preparing them for future challenges in our dynamic operating landscape. These initiatives contribute to the establishment of a talent pipeline, fostering business continuity and providing employees with avenues for continuous skills development and role advancement. In 2023, we achieved an average of 25.2 hours of training per employee.

As a fair opportunity employer, we are committed to providing equal opportunities across all functions. Adopting a zero-tolerance stance against discrimination, we adhere to the Tripartite Guidelines on Fair Employment Practices and strive to uphold the Employer Pledge of Fair Employment Practices. Our ongoing efforts involve the promotion of diversity and inclusion within the workplace, supported by educational initiatives and awareness campaigns.

The safety and wellbeing of our employees is of paramount importance. Aligning to the Keppel Zero Fatality Strategy, we address safety risks proactively. The annual safety walkabout, where Independent Directors and management review safety features and observe daily operations of our Singapore properties, is an example of our commitment to providing a safe environment for our employees and tenants. In addition, we have designated 'wellbeing months', during which educational talks and workshops to promote and empower employees in safeguarding their physical, mental and financial health, are organised.

In 2023, the Manager, together with Keppel FM&I, dedicated a total of more than 900 hours to various community activities, surpassing our target of 500 hours for staff volunteerism. Complementing this effort, the Manager also made a financial contribution of approximately $119,000 to the Keppel Care Foundation, reinforcing our commitment to supporting philanthropic initiatives and contributing to community needs.

We are steadfast in our commitment to sustainability and are dedicated to integrating ESG factors into our strategy and operations, ensuring the preservation and delivery of enduring value to our stakeholders. We extend our sincere gratitude to our valued stakeholders for their steadfast support on our ESG journey and look forward to deepening our partnerships as we continue investing in a sustainable future together.

Yours sincerely,

Koh Wee Lih

KOH WEE LIH
Chief Executive Officer
5 March 2024

[1] Except for 2 Blue Street, which achieved practical completion in 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.

About This Report

Keppel REIT's green portfolio includes One Raffles Quay, a BCA Green Mark Platinum landmark commercial development located in Singapore's CBD.

This sustainability report (Report) outlines Keppel REIT's sustainability strategy and provides a summary of its performance and progress in managing material ESG factors in 2023.

REPORTING PERIOD AND SCOPE

This is Keppel REIT's 15th sustainability report and contains information pertaining to the financial year from 1 January 2023 to 31 December 2023. This Report also outlines specific targets and metrics used to measure and track the REIT's ESG performance, in line with the Manager's efforts to address and manage the material ESG factors.

The scope of this Report is based on Keppel REIT's attributable interests in Ocean Financial Centre (79.9%), Marina Bay Financial Centre (33.3%), One Raffles Quay (33.3%) and Keppel Bay Tower (100%) in Singapore; 8 Chifley Square (50%), 2 Blue Street (100%) and Pinnacle Office Park (100%) in Sydney, 8 Exhibition Street (50%) and Victoria Police Centre (50%) in Melbourne, and David Malcolm Justice Centre (50%) in Perth, Australia; T Tower (99.4%) in Seoul, South Korea, as well as KR Ginza II (98.5%) in Tokyo, Japan.

Full year information and data have been provided for most of the Report with the exception of environmental data. The environmental data, unless otherwise stated, was annualised based on 11 months of data for 2023, as the full year data was not available at the time of publication of this Report. Annualised environmental data for 2022 has also been updated with the full-year actual data. Social and governance performance data in this Report covers primarily employees of the Manager.

GLOBAL REPORTING INITIATIVE STANDARDS

Keppel REIT is reporting in accordance with the Global Reporting Initiative (GRI) Standards for the period from 1 January 2023 to 31 December 2023. It has applied the Reporting Principles from the GRI Standards to ensure high quality and proper presentation of the reported information: Accuracy, Balance, Clarity, Comparability, Completeness, Sustainability Context, Timeliness and Verifiability. For a full list of disclosures reported, please refer to the GRI Content Index on page 106.

INTERNAL REVIEW

While this Report has not been externally assured, the data in this Report has undergone rigorous review. In addition, the Manager had in 2022 initiated an internal review process with internal auditors with respect to the sustainability reporting process, procedures and controls. As a part of our commitment to improve our sustainability reporting practices, the Manager will continue to review the need for external assurance.

Contact for feedback

The Manager welcomes feedback from stakeholders to help improve its approach to sustainability and communication of sustainability efforts. Suggestions can be sent to investor.relations@keppelreit.com.

Approach to Sustainability

With a portfolio of prime commercial assets, Keppel REIT continuously strives to be a responsible landlord by adopting a sustainability-focused approach. To create and safeguard long-term value for Keppel REIT and its stakeholders, the Manager endeavours to integrate ESG considerations within its business strategy as well as day-to-day operations.

BOARD STATEMENT

"As part of its strategic oversight, the Board has reviewed, considered and approved the material ESG factors in Keppel REIT's business and strategy formulation. The Board will continue to review and monitor the management and performance of these ESG factors periodically, with inputs from the management team and its engagement with key stakeholders."

SUSTAINABILITY FRAMEWORK

The Manager's approach to sustainability is grounded in three core pillars: Environmental Stewardship, Responsible Business, as well as People and Community. These strategic thrusts affirm Keppel REIT's dedication to reduce the environmental impact of its business operations, upholding robust corporate governance practices, while fostering positive impact and value for its stakeholders, including the communities where it operates.

Keppel REIT's commitment to responsible and ethical business conduct is guided by various policies, such as the Whistle-Blower Policy and other Keppel policies including the Global Anti-Bribery Policy, Insider Trading Policy, Competition Law Compliance Manual, Health, Safety and Environmental Policy, Keppel Human Rights Policy, Keppel Diversity, Equity and Inclusion Policy, Keppel Supplier Code of Conduct and Employee Code of Conduct.

The Keppel Human Rights Policy underscores Keppel's commitment to uphold the principles outlined in the United Nations (UN) Universal Declaration of Human Rights and the International Labour Organisation's (ILO) Declaration on Fundamental Principles and Rights at Work. The Manager's stance on human rights is further grounded by guidance provided in the UN Guiding Principles on Business and Human Rights. Keppel REIT adopts a zero-tolerance approach towards any form of unethical and exploitative labour practices such as child labour, forced labour, slavery and human trafficking in any of its operations. These policy commitments are embedded in the Employee Code of Conduct, and are applicable to all employees within Keppel. Annually, these policies are communicated to all employees and reinforced through regular online training courses and declarations of adherence to the Keppel policies. This approach extends to the management of Keppel REIT's supply chain, where the human rights performance of business partners is evaluated. Major suppliers are obligated to adhere to Keppel's Supplier Code of Conduct and are subjected to audits when required.

Keppel REIT harvests solar energy at 8 Exhibition Street in Australia to increase its deployment of renewables.

Where applicable, Keppel policies undergo regular review and approval by the Board, Board Committees or senior management of Keppel. Specifically, the Whistle-Blower Policy of Keppel REIT is subject to the review and approval by the Audit and Risk Committee. Detailed information on these policies can be accessed on the sustainability page of Keppel REIT's website.

In addition to maintaining high environmental standards and operational excellence across its properties, the Manager has instituted a Green Loan Framework, underscoring its commitment to prioritising sustainability-focused funding. As of 31 December 2023, approximately 64% of Keppel REIT's total borrowings comprised sustainability-focused funding.

Approach to Sustainability

SUSTAINABILITY GOVERNANCE

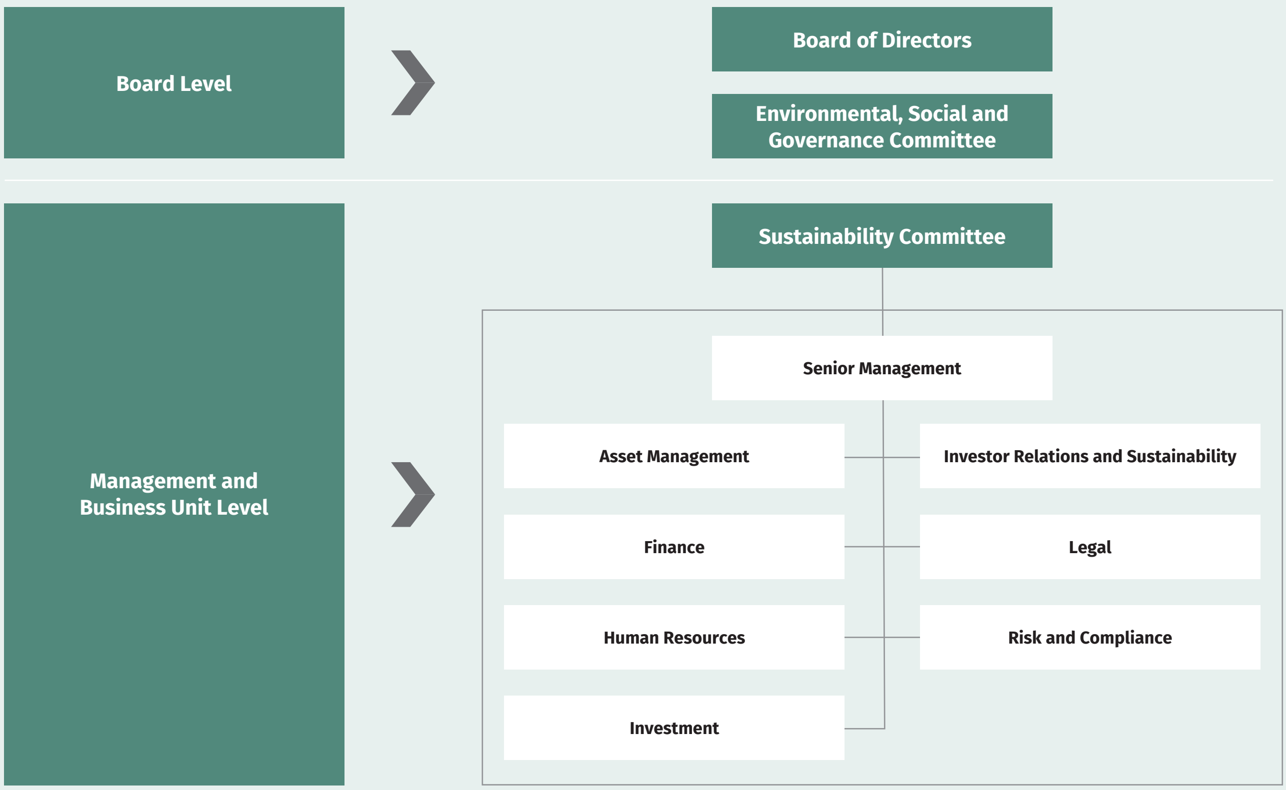
The Manager is committed to embedding ESG considerations into Keppel REIT's core business and strategy to preserve and build long-term value for stakeholders.

The Board holds responsibility in governing sustainability matters. With inputs from the Board ESG Committee, key stakeholders and the Sustainability Committee, the Board reviews the material ESG factors and monitors Keppel REIT's performance against its committed targets. The ESG committee plays a key role in refining and advancing Keppel REIT's ESG strategy as well as overseeing sustainability efforts throughout its business operations. The Chairman of the ESG committee also provides regular updates on the committee's proceedings to the Board.

The Sustainability Committee implements Keppel REIT's sustainability strategy and monitors progress. It comprises senior management and representatives from all key functions including asset management, finance, human resources, investment, investor relations and sustainability, legal, as well as risk and compliance. The ESG Committee meets at least twice a year, and the Sustainability Committee apprises the ESG Committee and the Board at quarterly Board meetings on updates including performance against targets, outcomes of sustainability risk assessments and recommendations for follow-up actions. As part of Keppel REIT's commitment to integrating sustainability, ESG factors are incorporated into senior management's corporate scorecard and linked to remuneration.

The Manager had in 2022 initiated an internal review process with internal auditors with respect to the sustainability reporting process, procedures and controls.

SUSTAINABILITY GOVERNANCE STRUCTURE



MATERIALITY ASSESSMENT

The consideration of material ESG factors is central to both the Board's strategy formulation as well as Keppel REIT's day-to-day operations. In 2021, the Manager partnered with a sustainability consultancy to conduct an extensive materiality assessment, evaluating Keppel REIT's ESG factors and targets against the backdrop of evolving market trends and global contexts (see Materiality Assessment Process).

Following a comprehensive analysis and assessment of stakeholders' considerations and feedback, a materiality matrix was developed to prioritise Keppel REIT's most material ESG factors. This matrix identified 16 material topics that are of significant interest and impact, subsequently deemed as the key focal points for Keppel REIT's sustainability efforts. This resulting list of material ESG factors was reviewed and approved by the Board.

Materiality Assessment Process

Understand Context & Identify Issues

- Conducted desk research, benchmarking and an internal document review to identify relevant industry trends and sustainability issues.
- Reviewed current list of ESG factors against this context and developed an updated shortlist of ESG factors to be prioritised.

Stakeholder Engagement

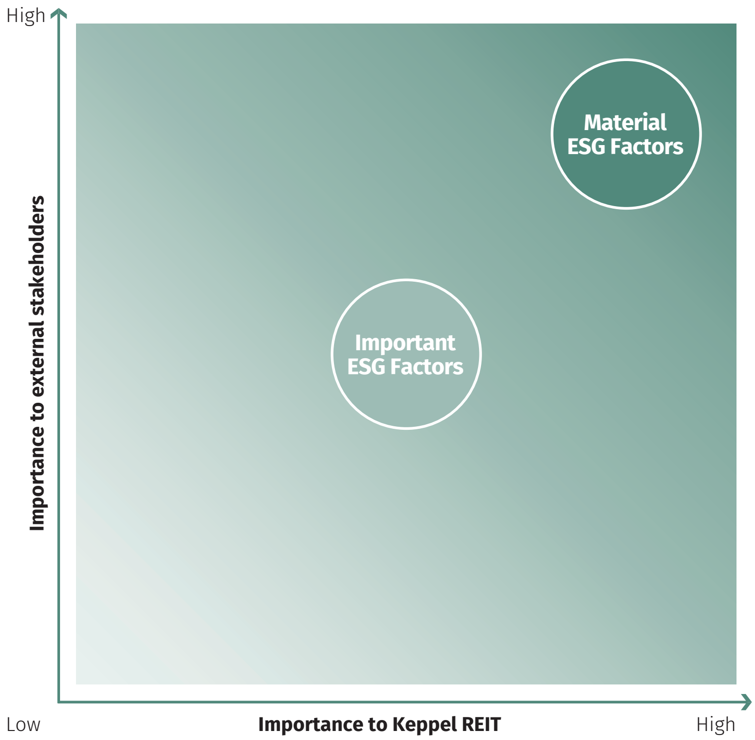
- Launched an online survey to prioritise the shortlist of ESG factors identified.
- Conducted interviews with investors to understand their perspectives on the sustainability context of the industry and their priorities.

Analysis & Validation

- Analysed quantitative and qualitative interview findings to prioritise material ESG factors.
- List of material ESG factors reviewed and validated by the management team.
- Final list of material ESG factors reviewed and approved by the Board.

The chart below illustrates a prioritised list of ESG factors, categorised alphabetically into material and important ESG factors, reflecting their level of materiality. The material factors are covered within this Report to the extent that it reflects their relative priority. The Manager assesses and reviews these factors regularly to ensure that the business can respond to any shift in the impact and importance of issues identified.

In 2023, the Board reviewed the material ESG factors and determined that the ESG factors identified in the previous year remained relevant.



Material ESG Factors

Factors of very high importance to Keppel REIT and its key stakeholders, and considered most material and of top priority. These form the focus of its sustainability strategy and reporting, for which it aims to disclose goals, targets and performance.

- Building and Service Quality
- Climate Change Adaptation
- Corporate Governance
- Emissions
- Employee Health and Wellbeing
- Energy
- Ethics and Integrity
- Human Capital Management
- Tenant Health and Safety

Important ESG Factors

Factors of moderate to high importance to Keppel REIT and its key stakeholders. These are actively monitored and managed, and will be included in external reporting as relevant, based on the sustainability context and stakeholder interest.

- Community Development and Engagement
- Cybersecurity and Data Privacy
- Diversity and Inclusion
- Economic Sustainability
- Sustainable Supply Chain Management
- Water Management
- Waste Management

ESG TARGETS AND COMMITMENTS

The Manager has established clear objectives and commitments to drive performance and effectively manage Keppel REIT's material ESG factors. This section summarises the key short-term (2023) and medium- to long-term (beyond 2023) targets and commitments that the Manager actively monitors and reports on to ensure transparency and accountability.

Aligned with the UN Sustainable Development Goals (SDGs) and the 2030 Agenda for Sustainable Development, the Manager has integrated 10 SDGs into its sustainability framework.

ESG Factor	UN SDGs	Targets and Commitments	Performance and Progress	Page No.
Environmental Stewardship				
Climate Change Adaptation	11 SUSTAINABLE CITIES AND COMMUNITIES 13 CLIMATE ACTION	• Improve resilience against climate change by assessing climate-related risks and opportunities in business operations, as well as aligning with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD).	• The Manager continues to make progress on its developed roadmap to progressively implement the TCFD recommendations with a focus on enhancing Keppel REIT's climate scenarios analysis. • Building on the initial risk assessment, Keppel REIT has conducted an enhanced quantitative assessment of physical risks and is in the process of carrying out the assessment for transition risks and opportunities. • Climate change has been incorporated in Keppel REIT's overall risk register.	84 to 90
Emissions	7 AFFORDABLE AND CLEAN ENERGY 13 CLIMATE ACTION	• Halve Scope 1 and 2 emissions by 2030 from 2019 baseline.	• In 2023, Keppel REIT reduced Scope 1 and 2 emissions by 16.9% compared to 2019's level.	81 to 83
Energy	7 AFFORDABLE AND CLEAN ENERGY 13 CLIMATE ACTION	• 10% reduction in energy usage by 2030 from 2019 baseline. • Increase portfolio's renewable energy usage to 40% by 2030.	• In 2023, Keppel REIT reduced energy usage by 8.2% compared to 2019's level. • Keppel REIT's portfolio renewable energy usage was 15.1% in 2023.	83
Waste Management	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	• Increase waste recycling rate.	• In 2023, 18% of total waste generated was recycled. The Manager continues to work with tenants to promote recycling and responsible waste management.	92
Water Management	6 CLEAN WATER AND SANITATION	• 5% reduction in water usage by 2030 from 2019 baseline.	• Keppel REIT achieved a 12.6% reduction in water usage in 2023 compared to 2019's level and aims to maintain its performance.	91
Responsible Business				
Building and Service Quality	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 11 SUSTAINABLE CITIES AND COMMUNITIES	• All properties to achieve green certification by 2023. • Achieve at least the BCA Green Mark Gold^{PLUS} Award for all Singapore properties.	• As at end-2023, 100% of Keppel REIT's properties are green-certified[1]. • All Singapore properties have achieved the Platinum certification under the BCA Green Mark Scheme. Keppel REIT aims to maintain the BCA Green Mark Platinum Award for all its Singapore properties in 2024.	95 to 96
Corporate Governance	16 PEACE, JUSTICE AND STRONG INSTITUTIONS	• Uphold strong corporate governance, robust risk management, as well as timely and transparent communication with stakeholders.	• The Manager continues to uphold strong corporate governance and risk management practices.	93 to 94

1 Except for 2 Blue Street, which achieved practical completion in 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.

ESG Factor	UN SDGs	Targets and Commitments	Performance and Progress	Page No.
Cybersecurity and Data Privacy		• Uphold high standards of cybersecurity and data protection best practices through Keppel Cybersecurity governance structure, with zero incidents of data breaches and non-compliance with data privacy laws.	• A series of cybersecurity training and awareness sessions was conducted by Keppel for all employees, including employees of the Manager. • There were no complaints received concerning breaches of customer privacy, nor any leaks, thefts, or losses of customer data identified in 2023.	96 to 97
Economic Sustainability	8 DECENT WORK AND ECONOMIC GROWTH	• Build a resilient portfolio that delivers stable income and drives sustainable long-term total return for Unitholders. • Achieve 50% sustainability-focused funding by 2025.	• Distribution to Unitholders was $218.7 million and Distribution per Unit was 5.80 cents in 2023. • Achieved 64% sustainability-focused funding in 2023 and aims to maintain the same level in 2024.	93
Ethics and Integrity	16 PEACE, JUSTICE AND STRONG INSTITUTIONS	• Maintain high standards of ethical business conduct and compliance best practices, with zero incidents of fraud, corruption, bribery and non-compliance with laws and regulations pertaining to fraud, corruption and bribery.	• There were no incidents of fraud, corruption, bribery and non-compliance with laws and regulations pertaining to fraud, corruption and bribery.	94 to 95
Sustainable Supply Chain Management	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	• Encourage the adoption of sustainability principles throughout the supply chain.	• In 2023, there were no instances of non-compliance with any applicable regulations regarding human rights and labour practices throughout Keppel REIT's supply chain. There were also no operations or suppliers with significant risks of forced or compulsory labour practices that the Manager is aware of. • The Manager will continue to review and assess its suppliers to encourage the adoption of Keppel's sustainability principles throughout the supply chain.	97
Tenant Alignment		• Engage with tenants to adopt green practices and green lease provisions.	• The Manager continues to engage tenants to adopt green practices and identify opportunities to improve the environmental performance of Keppel REIT's properties, including the signing of green lease agreements, where possible. The green leases include sustainability targets such as maintaining environmental ratings, ensuring efficient use of energy and water, reducing carbon emissions as well as reporting of tenant usage.	81, 85
People and Community				
Community Development and Engagement	17 PARTNERSHIPS FOR THE GOALS	• Engage with local communities and contribute to the Keppel FM&I target of 500 hours of staff volunteerism in 2024.	• The Manager, together with Keppel FM&I, dedicated more than 900 hours to support community outreach activities. In 2024, the Manager strives to continue to contribute to the Keppel FM&I target of 500 volunteer hours.	104 to 105
Diversity and Inclusion	8 DECENT WORK AND ECONOMIC GROWTH	• Maintain approximately 30% female representation on the Board.	• Female Board directorship stood at 28.6% as at end-2023.	101 to 102
Employee Health and Wellbeing	3 GOOD HEALTH AND WELL-BEING	• Provide a safe and healthy environment forall stakeholders, adopting the Keppel Zero Fatality Strategy to achieve a zero-fatality workplace.	• In 2023, there were no fatalities, work-related injuries or safety incidents reported.	102 to 103
Human Capital Management	8 DECENT WORK AND ECONOMIC GROWTH	• Achieve at least 20 training hours on average per employee in 2023. • Achieve at least 75% in employee engagement score in 2023.	• In 2023, the Manager's employees received an average of 25.2 hours of training per employee. The Manager aims to maintain its target of at least an average of 20 training hours per employee for 2024. • The engagement score for 2023 remained strong at above 80%. The Manager aims to continue conducting engagement surveys for 2024 to track and enhance employee engagement.	98 to 101

EXTERNAL MEMBERSHIPS, INITIATIVES AND CERTIFICATIONS

As part of its commitment towards upholding best practices in sustainability and industry standards, Keppel REIT participates in external industry associations and initiatives, as well as green certifications and award schemes.

As a wholly owned subsidiary of Keppel, the Manager aligns with the Ten Principles of the UN Global Compact (UNGC). These principles cover issues concerning human rights, labour, environment and anti-corruption. The Manager, through Keppel FM&I, is a signatory of CDP capital markets, which is dedicated to driving corporate environmental transparency.

Keppel REIT's commitment to environmental sustainability is exemplified through its properties' achievement of prestigious green building and environmental certifications, including the Leadership in Energy and Environmental Design (LEED) by the US Green Building Council, the Platinum Award under the BCA Green Mark scheme and the NABERS Energy Rating. All of Keppel REIT's Singapore assets have achieved the Platinum certification under the BCA Green Mark scheme. In December 2023, Keppel Bay Tower in Singapore was awarded the BCA Green Mark Platinum Super Low Energy (SLE) Award. Keppel Bay Tower continues to be powered fully by renewable energy through a combination of solar power harnessed on site and renewable energy certificates. In Australia, Victoria Police Centre and David Malcolm Justice Centre have achieved 5 Stars and above in the NABERS Energy Rating. T Tower in South Korea and KR Ginza II in Japan have also achieved the LEED Building Operations and Maintenance Platinum Award and the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) A rating respectively.

Keppel REIT is also a component of various ESG indices such as FTSE4Good, iEdge SG ESG Transparency Index, iEdge SG ESG Leaders Index, iEdge-UOB APAC Yield Focus Green REIT Index, Morningstar Singapore REIT Yield Focus Index and Solactive CarbonCare Asia Pacific Green REIT Index.

The Manager has set a goal to have all its properties green-certified in 2023. As at end-2023, all of Keppel REIT's properties are green-certified[1].

EXTERNAL MEMBERSHIPS AND CERTIFICATIONS

CDP DISCLOSURE INSIGHT ACTION	Keppel REIT has commenced reporting its environmental data from 2022 to CDP, which runs a global disclosure system for investors, companies, cities, states and regions to manage their environmental impacts.
GRESB	Keppel REIT has been participating in the GRESB survey, a sustainability benchmark for real assets. It retained its 4 Star rating, Green Star Status and 'A' rating for Public Disclosure in 2023.
Signatory of: PRI Principles for Responsible Investment	The Manager, through Keppel FM&I, is a signatory of the United Nations-supported Principles for Responsible Investment.
MSCI ESG RATINGS A	Keppel REIT maintained 'A' in the internationally recognised MSCI ESG Ratings in 2023.
REITAS	Keppel REIT is a member of the REIT Association of Singapore (REITAS), an organisation that aims to collaboratively strengthen and promote the Singapore REIT industry through education, research and professional development. Keppel REIT Management's CEO, Mr Koh Wee Lih was appointed president of REITAS on 1 January 2024.
Corporate ESG Performance Prime RATED BY ISS ESG	Keppel REIT retained the Prime status in ISS ESG corporate rating.
PROPERTY COUNCIL of Australia	The Manager is a member of the Property Council of Australia, an organisation that champions the interests of Australia's property industry.
SIAS Securities Investors Association (Singapore)	The Manager, through Keppel, supports the Securities Investors Association (Singapore) (SIAS) in its efforts to empower the investment community through continuous investor education.

1 Except for 2 Blue Street, which achieved practical completion in 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.

SUSTAINABILITY AWARDS

Country	Property	Sustainability Award/Certification	Year
Singapore	Ocean Financial Centre	WELL Health-Safety Rating	2023
		BCA Green Mark Platinum Award	2022
		Safety and Security Watch Group (SSWG) Outstanding Individual Award	2022
		BCA Green Mark Pearl Award	2016
		BCA Green Mark Office Interior – Gold[PLUS] Award (Management Office)	2016
		PUB Water Efficient Building (Gold)	2015
		SS577 – Water Efficiency Management System (WEMS) Certification	2015
		ASEAN Energy Awards – Large Building	2015
		Skyrise Greenery Award – Excellence Award	2013
		US LEED Platinum Certification – Core and Shell	2009
	Marina Bay Financial Centre (Towers 1 and 2)	WELL Health-Safety Rating	2023
		Safety and Health Award Recognition for Projects (SHARP) Award	2023
		BCA Green Mark Platinum Award	2022
		Fire Safety Excellence Award	2022
		SSWG Outstanding Individual Award	2018
		BCA Green Mark Office Interior – Platinum Award (Management Office)	2017
		PUB Water Efficient Building (Gold)	2015
		SS577 – WEMS Certification	2015
	Marina Bay Financial Centre (Tower 3)	WELL Health-Safety Rating	2023
		Safety and Health Award Recognition for Projects (SHARP) Award	2023
		BCA Green Mark Platinum Award	2022
		Fire Safety Excellence Award	2022
		BCA Green Mark Pearl Award	2019
		SSWG Outstanding Individual Award	2018
		PUB Water Efficient Building (Gold)	2015
		SS577 – WEMS Certification	2015
	One Raffles Quay	WELL Health-Safety Rating	2023
		Safety and Health Award Recognition for Projects (SHARP) Award	2023
		BCA Green Mark Platinum Award	2022
		Fire Safety Excellence Award	2022
		SSWG Outstanding Individual Award	2018
		PUB Water Efficient Building (Silver)	2015
		SS577 – WEMS Certification	2015
	Keppel Bay Tower	WELL Health-Safety Rating	2023
		BCA Green Mark Platinum (SLE) Award	2023
		WiredScore Platinum Rating	2022
		SSWG Outstanding Individual Award	2022
		BCA Green Mark Platinum (Zero Energy) Award	2020 to December 2023
		ASEAN Energy Awards – Retrofitted Building	2018
		BCA Green Mark Office Interior – Gold[PLUS] Award (Management Office)	2017
		PUB Water Efficient Building (Certified)	2009
Australia	8 Chifley Square, Sydney	4.5 Stars NABERS Energy rating	2023
		4.5 Stars NABERS Water rating	2023
		3 Star Green Star Performance v1.2	2023
		GBCA 6 Star Green Star – Office Design v2	2012
		GBCA 6 Star Green Star – Office as Built v2	2015
	Pinnacle Office Park, Sydney	4 Stars NABERS Energy Rating (6 Giffnock Avenue)	2023
		4 Stars NABERS Water Rating (6 Giffnock Avenue)	2023
		4.5 Stars NABERS Energy Rating (2 and 4 Drake Avenue)	2023
		3.5 Stars NABERS Water Rating (2 and 4 Drake Avenue)	2023
		Climate Active Carbon Neutral certification (2 and 4 Drake Avenue)	2023
	8 Exhibition Street, Melbourne	4.5 Stars NABERS Energy Rating	2023
		4.5 Stars NABERS Water Rating	2023
		5.5 Stars NABERS Indoor Environment Rating	2023
		WiredScore Platinum Rating	2023
		Climate Active Carbon Neutral certification	2022
	Victoria Police Centre, Melbourne	5.5 Stars NABERS Energy rating	2023
		5.5 Stars NABERS Water rating	2023
		4 Stars NABERS Waste rating	2023
		6 Stars NABERS Indoor Environment rating	2023
		GBCA 6 Star Green Star Performance v1.2	2022
		GBCA 6 Star Green Star – Design & As Built v1.1	2021
	David Malcolm Justice Centre, Perth	5 Stars NABERS Energy rating	2023
		3 Stars NABERS Water rating	2023
		GBCA 5 Star Green Star – Office As Built v3	2017
		GBCA 5 Star Green Star – Office Design v3	2013
South Korea	T Tower, Seoul	LEED Building Operations and Maintenance: Existing Buildings Platinum	2022
Japan	KR Ginza II, Tokyo	CASBEE A	2021

STAKEHOLDER ENGAGEMENT

By continually engaging with key stakeholders, the Manager can better understand their concerns and expectations. This helps refine Keppel REIT's sustainable business strategies and drive its ESG performance in the long term.

The Manager addresses the issues that are most important to Keppel REIT's stakeholders by measuring associated performance metrics, communicating its performance in relation to material ESG factors through sustainability reporting, as well as embracing a management approach that incorporates material ESG factors into its decision-making processes.

To facilitate meaningful engagement, the Manager has established appropriate channels to communicate relevant information to and gather information from each group of stakeholders.

The table below outlines the modes of engagement and key topics of concern of Keppel REIT's key stakeholder groups. Key stakeholder groups are identified based on their potential to impact or to be impacted by Keppel REIT's operations and ESG performance.

	Employees	Tenants	Regulatory Authorities
Objectives of Engagement	Build talent pool through continuous investments in training and development, as well as employee wellbeing and welfare.	Grow tenant base; deepen relationships with existing and prospective tenants and obtain feedback.	Engage and work alongside on issues of mutual interest.
Modes of Engagement	Dialogue sessions with senior leaders, employee engagement survey, appreciation month, physical, mental and financial wellbeing months, staff communication sessions, leadership programmes such as Emerging Leaders Programme, team building activities as well as dinner and dance event.	Meetings and feedback sessions, tenant engagement activities and satisfaction surveys.	Visits and meetings.
Key Topics	Platforms for employees' personal and professional growth, sharing of ideas, building a culture of recognition and appreciation, enhance careers through self-directed learning and inspire others through leading by example.	Provide quality and safe work environments by providing energy-efficient, well-managed and high-quality buildings, as well as delivering positive tenant experiences.	Adherence to rules and regulations, consultation on policies regarding the REIT sector and communication on industry or sector trends, including sustainability.

	Business Partners	Investors	Local Communities
Objectives of Engagement	Align practices for better planning, responsive vendor support and mutually beneficial relationships.	Ensure timely and accurate disclosure of information.	Impact communities positively.
Modes of Engagement	Dialogue sessions, regular meetings with business partners including external property managers, key subcontractors and suppliers, as well as networking events.	Media releases, presentations, SGX announcements, annual reports, post-results webcasts/teleconferences, meetings, property tours and conferences.	Community outreach activities, promotion and organisation of community-related activities, as well as participation in industry events and/or talks.
Key Topics	Compliance, commitment towards safety and health, as well as environmental responsibility.	Business strategy and corporate developments, financial and portfolio performance, ESG strategy and performance.	Community engagement, as well as sharing of industry insights and knowledge.

ENVIRONMENTAL STEWARDSHIP

Keppel REIT strives to contribute towards a low-carbon future, adopting strategies and leveraging technologies that reduce energy consumption and emissions, as well as enhance its operational efficiency.

EMISSIONS & ENERGY

Management Approach

Keppel REIT has consistently demonstrated exceptional environmental performance across its portfolio, as exemplified by the achievement of both nationally and globally recognised green certifications for its properties. The full list of certifications can be found on page 79.

Collaboration forms a key part of Keppel REIT's decarbonisation journey, and the Manager works closely with the property managers of its assets. This effort entails a comprehensive assessment of areas where greenhouse gas (GHG) emissions and energy consumption can be lowered. To manage and reduce GHG emissions, the Manager focuses on optimising energy consumption across the portfolio as well as increasing the use of renewable energy resources.
By leveraging energy management best practices, incorporating energy-efficient technology and integrating sustainable smart building features, Keppel REIT drives the energy performance of its buildings.

Besides infrastructural enhancements, the Manager actively engages with tenants to promote environmentally friendly practices and jointly explores avenues to drive the sustainability performance of Keppel REIT's portfolio, such as signing green lease agreements. Green leases involve the incorporation of clear sustainability objectives, including the upholding of environmental ratings, ensuring efficient use of energy and water, as well as reducing carbon emissions.

Keppel REIT's Pinnacle Office Park (2 and 4 Drake Avenue), 8 Exhibition Street and Victoria Police Centre in Australia have achieved carbon neutral status. As part of Keppel REIT's decarbonisation approach, it adopts a progressive carbon offset strategy. The Manager's selection of carbon offset projects involves rigorous criteria based on internationally recognised certifications to ensure quality and legitimacy. Going beyond minimum requirements, Keppel REIT additionally considers the proximity of offset sources to emission points. Moreover, Keppel REIT actively selects more recent carbon offset vintages, even in

GREEN CERTIFICATION

100% green-certified

As at end-2023, all of Keppel REIT's properties are green-certified[1].

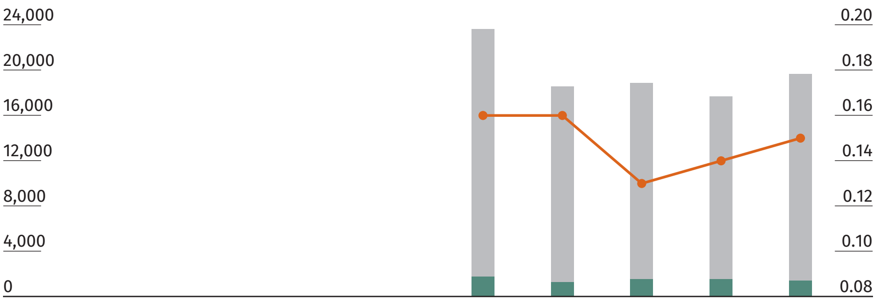
SUSTAINABILITY-FOCUSED FUNDING

64%

Higher than the sustainability-focused funding of 50% as at end-2022.

[1] Except for 2 Blue Street, which achieved practical completion in 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.

SCOPE 1 AND 2 EMISSIONS AND INTENSITY



	2019	2020	2021	2022	**2023**
Scope 1 (tCO_2e)	1,799	1,295	1,572	1,551	**1,453**
Scope 2 (tCO_2e)	21,835	17,271	17,293	16,124	**18,189**
Total Scope 1 and 2 Emissions (tCO_2e)	23,634	18,566	18,865	17,675	**19,642**
GHG Intensity (Scope 1 and 2) (tCO_2e/m^2)	0.16	0.16	0.13	0.14*	**0.15**

Notes:
[a] GHG emissions are calculated in accordance with the equity share approach of the GHG Protocol standard – the most widely accepted international standard for GHG accounting. Gases included in the calculation are carbon dioxide (CO_2), methane (CH_4) and nitrous oxide (N_2O), with totals expressed in units of tonnes of carbon dioxide equivalent (tCO_2e).
[b] Conversion factors for Scope 1 and 2 (location-based) emissions were obtained from the relevant service providers and local authorities, such as the International Emission Agency (IEA) and Australian Government's National Greenhouse and Energy Reporting (NGER). Scope 3 emission factors are referenced from the UK Department for Business, Energy & Industrial Strategy (BEIS) and IEA for fuel and energy, waste and from International Civil Aviation Organisation for business air travel. Emission factors for downstream leased assets are based on country-specific grid emission factors. Employee commuting emissions are estimated based on Singapore Census of Population 2020 survey with emission factors provided by SMRT Corporation and the Land Transport Authority of Singapore.
[c] GHG intensity calculation includes Scope 1 and 2 emissions and is based on landlord controlled gross floor area (GFA) in square metres. GHG intensity figures have been restated based on revised GFA collection.
[d] 2019 baseline was rebased to include the earliest emission and energy data available for Victoria Police Centre and KR Ginza II for 2021 and 2023 respectively.
[e] 2020 data has been recalculated to include T Tower, Pinnacle Office Park and Keppel Bay Tower which were added to the portfolio in May 2019, December 2020 and May 2021 respectively.
[f] Bugis Junction Towers and 275 George Street were removed from the 2020 data following the divestment of the properties in November 2019 and July 2021 respectively.
* GHG intensity for 2022 has been restated based on improved data collection processes for accuracy.

Scope 3 Category	Emissions in 2022 (tCO_2e)	Emissions in 2023 (tCO_2e)
Business travel	115	113
Employee commuting	8	13
Waste generated in operations	194	279
Fuel and energy related activities	5,123	5,215
Downstream leased assets	12,601	14,665
Purchased goods and services	5,894	4,631
Capital goods	2,895	2,231
Upstream transportation and distribution	410	454

Notes:
[a] Full year data has been provided for Scope 3 categories for purchased goods and services, capital goods, upstream transportation and distribution, business travel and employee commuting.
[b] Emissions for downstream leased assets, waste generated in operations, fuel and energy related activities, purchased goods and services in 2022 were restated due to improved data collection processes for accuracy.

the absence of explicit mandates. This underscores Keppel REIT's dedication to best practices and commitment to a forward-thinking approach.

Performance and Progress

GHG Emissions

Keppel REIT's GHG emissions comprise Scope 1 emissions from the use of natural gas for cogeneration systems and diesel, Scope 2 emissions from electricity use and Scope 3 emissions whose categorical breakdown is reflected below. In 2021, the Manager commenced a Scope 3 emissions screening exercise to better understand its carbon footprint. In 2023, all eight categories[1] relevant to Keppel REIT have been covered in this Report.

Total GHG Emissions in 2023

Keppel REIT's Scope 1 and 2 emissions totalled 19,642 tCO_2e in 2023, signifying a 11.1% increase as compared to 2022. This is due to more tenants returning to office. GHG emissions intensity was 0.17 tCO_2e/m^2. Market-based Scope 2 emissions for 2023 was 14,343 tCO_2e.

Compared to the baseline year of 2019, Keppel REIT has reduced its Scope 1 and 2 emissions by 16.9%.

With the majority of Keppel REIT's GHG emissions derived from energy consumption, Keppel REIT's strategy for reducing GHG emissions centres on enhancing energy performance while increasing the use of renewable energy across its properties.

Keppel REIT's total Scope 3 GHG emissions for 2023 was 27,602 tCO_2e. This was an increase of 1.3% compared to 27,241 tCO_2e in 2022, and was mainly due to more visibility in

Energy Optimisation Initiatives

- Installation of HVAC Load Reductions units to optimise energy consumption within the building.
- Upgrading of lighting to energy-efficient LED lights at common areas such as carparks and service rooms.
- Installation of high-efficiency Electronically Commutated (EC) fans to upgrade Air Handling Units (AHUs) for energy optimisation.

the disclosure of downstream leased assets. Since 2022, Keppel REIT has worked to consistently report its entire inventory of relevant Scope 3 emissions. In 2023, the primary contributor to Scope 3 emissions was downstream leased assets.

Energy Consumption

Keppel REIT's energy consumption as a landlord comprises mainly energy from electricity, district cooling, direct cooling and heating. In 2023, Keppel REIT's total energy consumption was 173,905 GJ, comprising 27,459 GJ in fuel consumption and 146,446 GJ in electricity consumption, of which 26,058 GJ was from renewable sources. The total energy consumed increased by 7.26% from 2022. Similarly, Keppel REIT's energy intensity in 2023 increased to 1.5 GJ/m^2 from 1.3 GJ/m^2 in 2022[2]. The increase in energy consumption and intensity is driven by more tenants returning to office.

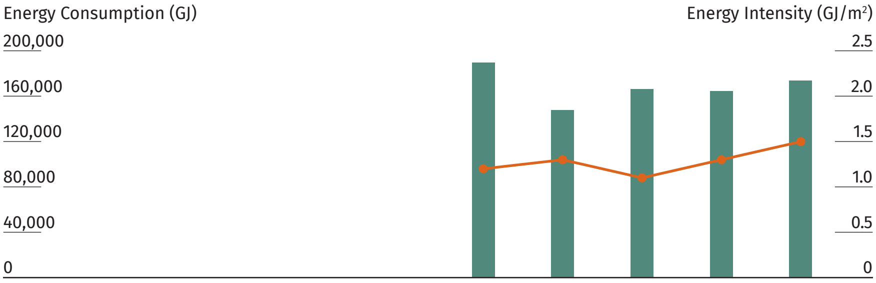
The Manager has set a target to reduce energy consumption by 10% from 2019's level by 2030, as well as to increase renewable energy usage of its portfolio to 40% by 2030. In 2023, Keppel REIT achieved a reduction of 8.2% in energy usage from 2019's level.

These achievements underscore the Manager's efforts to progress on its energy usage reduction roadmap for Keppel REIT's portfolio. The roadmap includes exploring potential technology upgrades to reduce energy consumption and carbon emissions at Keppel REIT properties. The Manager has been collaborating with external consultants to conduct feasibility studies at selected properties, with the objective of enhancing solar energy efficiency and increasing utilisation of renewable energy. Solar panels were installed at 8 Exhibition Street and have been in commission since July 2023. Measures to optimise energy usage and improve efficiency include the retrofitting of conventional lighting fixtures with light-emitting diodes (LED) fittings in common areas and tenanted spaces.

The proportion of renewable energy decreased from 15.3% in 2022 to 15.1% in 2023. This is due the increase in total electricity consumption from the addition of two assets, 2 Blue Street and KR Ginza II. The Manager is on track to achieve its target to increase renewable energy usage to 40% for its medium- to long-term target in 2030. Certain Keppel REIT's properties have transitioned from using fuel-dependent cogeneration systems that uses fuel to utilising renewable energy sources.

Moving forward, the Manager also endeavours to monitor tenants' consumption of energy and identify potential opportunities for more meaningful and closer engagement. This collaborative approach seeks to involve tenants in the collective effort to decarbonise and reduce energy consumption where feasible.

ENERGY CONSUMPTION AND INTENSITY



	2019	2020	2021	2022	**2023**
Energy Consumption (GJ)	189,503	147,804	166,164	164,481	**173,905**
Energy Intensity (GJ/m^2)	1.2	1.3	1.1	1.3	**1.5**

Notes:

[a] Energy consumption was calculated based on a detailed assessment of invoices. Fuel and chilled water consumption values were converted using standard conversion factors.

[b] Energy intensity calculation is based on landlord's total energy consumption over landlord-controlled gross floor area in square metres.

[c] 2019 baseline was rebased to include the earliest emission and energy data available for Victoria Police Centre and KR Ginza II for 2021 and 2023 respectively.

[d] Energy intensity figures have been restated based on revised GFA collection.

[e] Fuel and energy consumption for David Malcolm Justice Centre from July to November 2023 was reported based on estimated values that were extrapolated using existing data.

[1] Out of the 15 Scope 3 categories, seven have been assessed to be not applicable for Keppel REIT.

[2] Emission and energy for 2022 have been restated based on improved data collection processes for accuracy.

Spotlight

IMPROVING ENERGY EFFICIENCY

At One Raffles Quay, the Manager has installed EC fans as part of the AHUs. The EC fan is capable of intelligent speed control, which further reduces the amount of energy required for cooling.

The installation of these fans was completed in 2023, with potential energy savings of up to 659,000 kWh per annum.

The implementation of such energy optimisation initiatives will help in reducing Keppel REIT's overall carbon emissions, simultaneously supporting its progress towards meeting its target of halving Scope 1 and 2 emissions by 2030 from 2019's level.

Keppel REIT's Approach to Climate Change Adaptation

This diagram describes Keppel REIT's approach to climate change adaptation which aligns with the TCFD recommendations and its four core pillars.

2021 Roadmap established

2022 Conducted scenario analysis

2023-2024 Enhanced scenario analysis through quantification of selected physical and transition risks

Establish Governance	Climate Scenario Analysis	Identify Potential Business Responses	Integration
• Established sustainability governance structure	• Identified current and anticipated climate-related risks and opportunities • Developed appropriate climate scenarios and narratives • Assessed potential impact of climate-related risks and opportunities across scenarios	• Identify appropriate business response to mitigate and manage material risks and opportunities	• Integrate analysis of climate-related risks and opportunities into decision making, financial planning and risk management • Review and update climate-related metrics and targets • Monitor implementation and performance

Monitor implementation progress of roadmap

CLIMATE CHANGE RESILIENCE

Management Approach

Keppel REIT recognises the need to respond to environmental risks posed by climate change and embraces the continuous integration of sustainability into its operations to maintain financial performance and create long-term value. The Manager has sought to align its approach to the recommendations of the TCFD through progressive implementation, guided by Keppel REIT's TCFD implementation roadmap and the requirements of the Singapore Exchange (SGX), and has made further progress in 2023 to enhance its efforts.

Governance

Keppel REIT is committed to providing transparency and accountability in managing climate-related risks and opportunities. The Board and senior management maintain an active role in the oversight of climate-related matters as they integrate ESG considerations into their strategic decision-making processes including potential acquisitions and divestments, major capital expenditures and risk management.

Keppel REIT's Board holds responsibility in governing climate-related issues.

SUSTAINABILITY COMMITTEE

Departments	Responsibilities
Senior Management	• Provide oversight to departments and executive decision making regarding all ESG-related considerations
Asset Management	• Set overall direction and goals related to sustainability, climate change, and asset management including the identification and assessment of climate and sustainability-related risks • Implement climate-related mitigation and adaptation initiatives and the management of ESG data across assets • Engage property managers and tenants to identify potential ESG related measures and initiatives • Assess and quantify asset specific financial implications of climate-related risks and opportunities
Finance	• Acquire knowledge and comprehension of financial and tax rules and regulations • Collate asset-specific financial implications from climate-related risks and opportunities and evaluate impact on portfolio financials for integration into financial reporting
Investment	• Integration of ESG-related considerations including potential pathway to improve post-acquisition ESG performance into investment decisions and potential future assets
Investor Relations and Sustainability	• Articulate Keppel REIT's ESG strategy, achievements and progress • Understand investors' ESG requirements and work with Investment and Asset Management to incorporate them into Keppel REIT's portfolio, as relevant. • Benchmark against peers/industry leaders
Human Resources	• Development of strategies related to talent management, capacity building and engagement in relation to climate initiatives
Legal	• Management of risks
Risk and Compliance	• Integration of climate and sustainability-related risks into overall enterprise risk management and the development of risk mitigation strategies

With inputs from the ESG Committee, key stakeholders and the Sustainability Committee, the Board reviews the material ESG factors and monitors Keppel REIT's performance against its committed targets. The ESG Committee provides dedicated oversight, supporting Keppel REIT's agenda through the governance of climate-related issues and opportunities.

Keppel REIT's Sustainability Committee ensures the management and delivery of implementing all climate-related strategies and actions.

For information on Keppel REIT's sustainability governance structure please refer to page 74.

Strategy

In 2022, Keppel REIT utilised climate scenario analysis and carried out a qualitative assessment in 2021 to identify potential material risks and opportunities within its portfolio. Building on these efforts, in 2023, the Manager has progressed towards quantifying the potential financial impact from physical risks. Based on the quantitative physical risks assessment up to a 2030 time horizon, Keppel REIT's current portfolio remains resilient, across all potential climate scenarios. While extreme scenarios may present materially significant financial risks assuming no mitigation in the projected medium- and long-term timeframes, Keppel REIT has identified and set short and medium to long-term sustainability targets and resiliency plans for mitigation and adaptation. Following the outcome of this analysis, Keppel REIT will regularly review these measures to ensure their adequacy in addressing the potential impacts of both physical and transition risks. The results of the enhanced scenario analysis are presented in this Report.

Looking ahead, Keppel REIT will be enhancing the comprehensiveness of this assessment with the quantification of transition risks.

Beyond Keppel REIT's assessment of its current portfolio, the assessment of climate risks and sustainability credentials is incorporated when evaluating potential investment opportunities. This includes reviewing sustainability performance, targets and potential opportunities to enhance energy efficiency and climate risk mitigation options where possible. The target acquisition has to achieve sustainability credentials that meet a minimum accreditation of 75%, in accordance with established sustainability standards. Thorough due diligence will be conducted to assess the pathways to attain the targeted sustainability if the minimum threshold is not met during acquisition.

OVERVIEW OF SCENARIO ANALYSIS

Scenario analysis acts as an essential decision-making tool for companies. Scenario analysis does not constitute an exact forecast or prediction, but is utilised to stress-test the resilience of current strategies, assets and projected transition plans against plausible futures. Scenario analysis can be used to identify the need for strengthening the resilience of Keppel REIT's portfolio and its capabilities in capitalising on potential opportunities.

Physical Risk Assessment

Methodology

In 2022, with the support of an external climate science consultant ClimSystems, 10 of Keppel REIT's assets were assessed as part of its physical climate risk assessment[1]. 11 individual physical risks variables were identified and comprised a mix of chronic and acute risks. Aligned with best practices, Keppel REIT referenced the Shared Socioeconomic Pathways (SSPs) found within the

[1] 2 Blue Street was not included as it only obtained practical completion in April 2023, as well as KR Ginza II which was acquired in end-2022.

External Data	Internal Data
Data Sources	
• Data from Climate Insights from ClimSystems comprising Global Climate Models ("GCMs") of the coupled model intercomparison project ("CMIP6") for periods from 2005 to 2030 for the selected Shared Socioeconomic Pathways (SSPs) scenarios SSP1-2.6, SSP2-4.5 and SSP5-8.5 from the latest Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6) • Country/location-specific historical climate and weather data	• Building characteristic (e.g. building types and materials) • Asset value[1]
Key Assumptions	
The model considers the following assumptions: • No changes in portfolio of assets • No implementation of mitigations	
Limitations	
The assessment includes 10 assets at the initial point of assessment in 2022 and does not cover assets that were: • Under development or were acquired only after the point of assessment	

[1] Asset value is inclusive of the land value.

latest Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6) report for scenario analysis[1]. Pathways were selected in alignment with the TCFD recommendations, requiring companies to consider a 2°C or lower scenario with higher transition risks and a scenario with increased physical climate-related risks. Three scenarios selected were analysed for the period up to 2030. Although Keppel REIT's portfolio is likely to evolve over time, longer timeframes beyond 2030 were also included in the analysis to consider how climate-related issues are likely to manifest themselves over the longer term.

Quantitative Physical Risk Assessment Results

Keppel REIT's potential average annual incremental value at risk from damages (VaRD) per year from 2023 to 2030 posed by physical risks ranged from $16 million to $18 million, representing approximately 0.2% of the total 2022 asset value. The calculations were based on the whole asset valuation, including both the building and land values. Thus, if only building values were considered, the VaRD values would be lower. In addition, these results do not account for mitigation measures (e.g. repairs, maintenance, upgrading of assets) which would lower the VaRD, and it is assumed the portfolio remains consistent. Based on the results, Keppel REIT's current portfolio remains resilient in the short term across the considered potential futures. The results are not a financial forecast, but instead provide an understanding of the trajectory of potential financial exposure to physical risks to inform decision-making and financial planning.

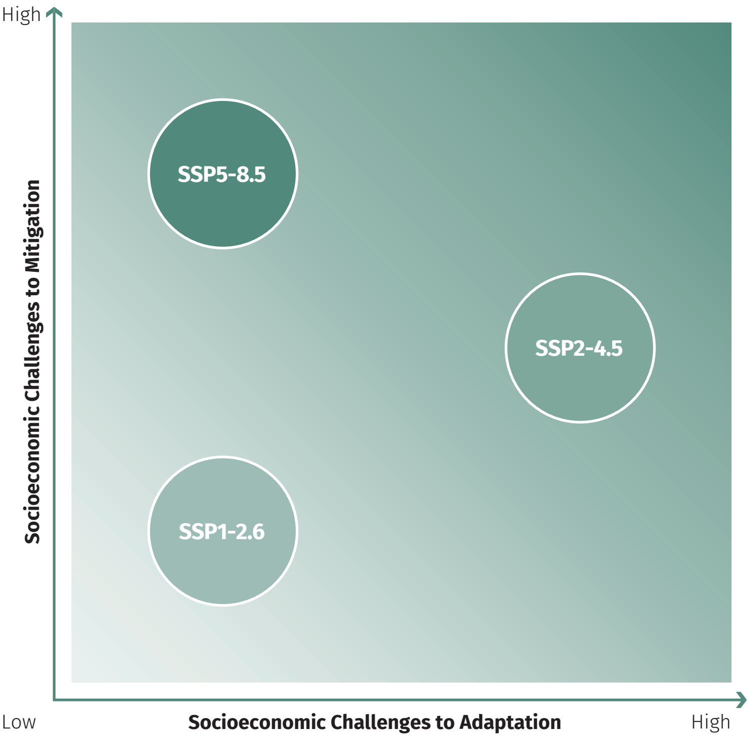
Transition Risks and Opportunities Assessment

Methodology

In 2022, a qualitative transition risk assessment was conducted to identify and assess transition risks and opportunities that are material to Keppel REIT. In line with the TCFD recommendations, transition risks and opportunities were identified and stress-tested against three selected scenarios referenced with guidance from the Network for Greening the Financial System (NGFS). Indicators and projections from the IPCC and NGFS databases were considered to assess risks and opportunities over several potential scenarios and timeframes incorporating varying assumptions on the evolution of climate, relevant policies and other factors. This enables Keppel REIT to better assess the evolving implications on the organisation and its operations in various potential futures.

[1] The scenarios explore a range of possible future developments of anthropogenic drivers of climate change, such as greenhouse gases and air pollutants, population, technological and economic growth.

SELECTED SHARED SOCIOECONOMIC PATHWAYS



SSP5-8.5
- Current CO_2 emissions projected to double by 2050
- Fossil-fueled development
- High temperature increase of 4.4°C by 2100

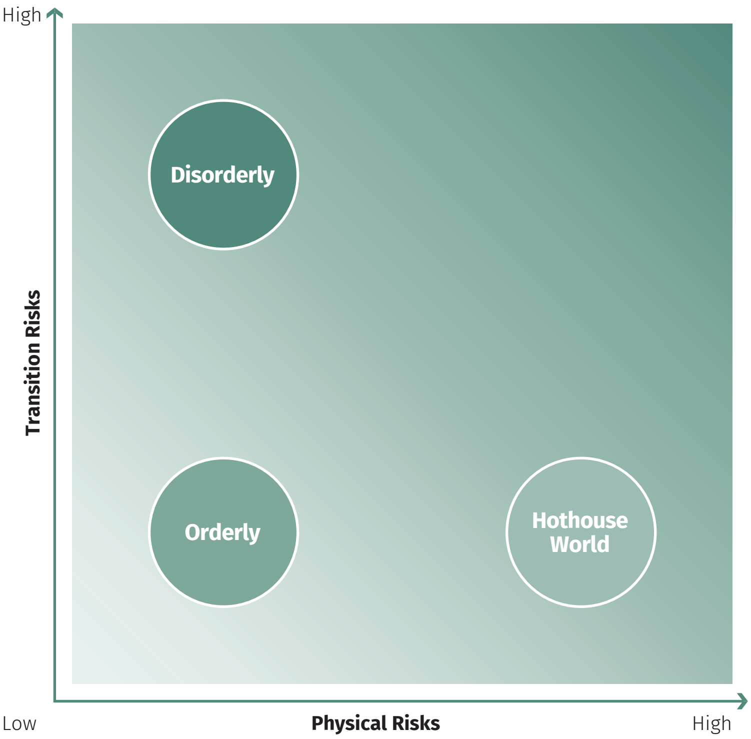
SSP2-4.5
- Delayed emissions reduction
- Slow transition towards economic development
- Moderate temperature increase of 2.7°C by 2100

SSP1-2.6
- Severe emissions reduction
- Reduced inequalities and inclusive development
- Limited temperature increase below 2°C by 2100

QUALITATIVE PHYSICAL RISK ASSESSMENT

Risk Description	Description of Potential Business Impact	Business Response
Extreme precipitation Exposure of assets to substantial exceedance in the amount of rainfall delivered	• Damages to both the built environment and surrounding infrastructure from flooding due to increased frequency of intense, extreme and short-duration precipitation. • Property damage from exposure to sea spray and water contact. • Impaired accessibility or functionality of buildings for users.	• Regular assessment of existing assets for retrofitting and improvement, including drainage systems, water level sensors, building elevation and anti-slip materials. • Ongoing review and assessment of potential investments for resilience to physical climate risks. • Introduction of mitigating measures and capture such costs in the underwriting where necessary. • Planned Preventative Maintenance (PPM) is also implemented to inspect the drains and gutters regularly. At Victoria Police Centre, annual slip testing is undertaken in various areas within base building spaces and the building is also fitted with pump alarms. • At Marina Bay Financial Centre and One Raffles Quay, the services rooms' curbs are equipped at the access points to minimise water ingress into the basement. Sump pits and sump pumps are strategically located around the basement area.
Extreme water level Extreme sea-level elevations occurring with a confluence of events such as storms, high tides, and sea level change		
Mean sea level rise Location-specific variations in sea-level changes influenced by factors such as vertical land movement, regional ocean currents etc.		
Extreme temperature Unexpected severe temperature variations above or below normal conditions	• Reduced building material durability and impact indoor climate due to extreme temperature changes. • Restrictions on working hours to avoid prolonged heat exposure can affect productivity. • Higher operational costs for cooling buildings due to rising temperatures.	• Implementation of adaptation measures, including the installation of smart indoor temperature sensors and monitors for heating, ventilation and air conditioning (HVAC) system control. • Retrofitting of energy-efficient chiller system and AHU for enhanced energy performance. • Active assessment of durability for both existing assets and future investments. • Installation of Building Management Systems (BMS) and integrated Building Management System (iBMS) to control HVAC systems and the various systems within the building. These include controls of air-conditioning and lighting operating timings, space area temperature controls and etc., to ensure indoor comfort conditions are maintained. Modern building envelope system is also constructed to reduce solar gain impact and air tightness. • Zonal temperature control is also available with the use of variable air volume (VAV) boxes, allowing different setpoints to be set in accordance with the occupants' comfort in the different zones of the office.
Heat wave days Persistent period of high temperatures		• Implementation of cooling measures, including increased shade, air-conditioning, insulated double glazed façade curtain glass walls to reduce ambient heat transmission while allowing natural light to filter through, as well as window tinting with blinds installed to provide additional shading. • Establishment of protocols to minimise exposures such as adjusting business operations and working arrangements during heatwaves.
Extreme wind speed Exposure of assets to an increased frequency of extreme wind gusts due to an increase in weather differentials	• More frequent and severe property and equipment damage. • Elevated operational costs for infrastructure and equipment repair and replacement.	• Enhancement of maintenance regime by monitoring building fixtures and materials of existing assets and for implementation in future investments.
Fire risk Increased potential and frequency of fire-related risks associated with warmer, and low moisture conditions due to climate change	• Destruction to the property and surrounding natural environment. • Economic losses incurred to rebuild or repair damaged property.	• Installation of firefighting equipment, fire alarm systems, smoke detection systems, fire protection measures include the installation of fire-retardant materials and prevention systems. • Business continuity plans are regularly updated and communicated for minimising interruptions and ensuring employee health and safety. • Preventative maintenance programs are in place to ensure all fire and life essential systems are operational and perform according to building code. The systems are tested regularly to validate performance.

SELECTED NGFS CLIMATE SCENARIOS



Disorderly

Delayed transition

- Divergent introduction of climate policies across nations
- Varied implementation of clean technology
- Warming unlikely to remain below 2°C without strong policies

Orderly

Net Zero 2050

- Limit global warming to 1.5°C
- Immediate introduction of climate policy
- Rapid innovation in clean technology
- Coordinated action

Hothouse World

Current policies

- Limited climate policies introduced globally
- Significant global warming
- High sea level rise and exposure to physical risks

Spotlight

PINNACLE OFFICE PARK

Pinnacle Office Park has been fitted with various features to safeguard against both physical and transition risks.

Flooding risks are actively addressed through subsoil drainage, pump-out systems, level alarms and rainwater harvest tanks. Routine inspections before expected heavy rain further enhance the building's resilience against potential flooding events. Integration with the Johnson Controls Building Management system enables the monitoring of inside and outside air temperature, humidity, HVAC water temperatures and supply air pressures. This system ensures Pinnacle Office Park's adaptability to the changing climate. There is also regular consultation with consultants to optimise plant run times for hot weather conditions.

Amid rising energy costs, Pinnacle Office Park is well-positioned to adapt to the potential negative impacts brought about by this. With 200kW solar capacity generating 140MWh of energy, the building strategically offsets grid usage, driving both environmental sustainability and financial resilience for Keppel REIT.

Quantification of Transition Risk Assessment Results

Building on the qualitative assessment, Keppel REIT is now in the phase of quantifying its potential financial exposure of selected climate transition risks including the exposure to increasing price of carbon and increasing energy costs, to improve the assessment of its potential financial exposure on climate-related risks and opportunities.

Aligned with the qualitative assessment, the analysis and quantification model will include information such as science-based projections and indicators of selected scenarios from the NGFS along with information from established data sources. The model will also consider the evolving consumption patterns of Keppel REIT' assets and 2030 emission and energy targets. Together, the assessment will allow Keppel REIT to evaluate the effect of the evolving implications of the various scenarios on its operations. These risks are stress tested utilising the most extreme scenarios of i) Net Zero 2050 and ii) Current Policies representing the upper and lower bounds of potential outcomes respectively, allowing Keppel REIT to better prepare and to strengthen risk management.

QUALITATIVE TRANSITION RISK ASSESSMENT

Risk Description	Description of Potential Business Impact	Business Response
Regulatory		
Increasing price of carbon Carbon tax in Singapore is set to increase, while Australia, South Korea and Japan have adopted methods to account for CO_2 emissions in the form of implicit carbon pricing and levies.	• Increase in operating costs as businesses account for both direct and indirect carbon taxes through business activities including energy consumption and purchased goods and services.	• Some key initiatives implemented to enhance energy efficiency of Singapore assets include continual conversion of lighting to LED, as well as renewal of BCA Green Mark certifications. The criteria for Green Mark includes energy efficiency, energy effectiveness and cost-effective design. • Both 8 Chifley Square and David Malcolm Justice Centre source 100% of their renewable electricity via the electricity grid to eliminate Scope 2 emissions. • For Australia assets such as Victoria Police Centre, 8 Chifley Square and David Malcolm Justice Centre, electrification studies are underway to eliminate the use of natural gas in base building services which represent the largest source of operational Scope 1 greenhouse emissions. The removal of gas infrastructure has been integrated into the assets' capital expenditure programs. • For the Australia portfolio, to purchase green power and to have more energy supplied by solar power to mitigate against potential future levies.
Enhanced reporting obligations In Singapore, SGX has mandated issuers to provide climate-related reporting. Other upcoming frameworks such as those developed by the International Sustainability Standards Board (ISSB) will also be implemented to strengthen climate reporting.	• Additional costs in ensuring sufficient internal capacity and capabilities of the business in terms of data collection and reporting leading to additional operational costs. • Potential financial penalties for non-compliance and costs related to reputational damage.	• Keppel REIT reports in accordance with GRI reporting standards and continues to make progress to report in accordance with SGX regulations. • Keppel REIT monitors the development of future potential regulations including the ISSB Standards and continues to make progress towards full alignment with the TCFD recommendations.
Stricter building/sector regulations Both Singapore and Australia have been raising regulations and performance standards (e.g. energy efficiency).	• Increase in operational costs and investment in capital expenditures to upgrade existing buildings to meet evolving sustainability standards and requirements. • Financial penalties and reputational damage due to non-compliance.	• Maintain green certifications for all operational assets. • All Singapore assets have achieved Platinum certifications under the BCA Green Mark Scheme.
Market		
Increase cost of building materials As the building and construction industry comes under pressure to decarbonise, building prices increase as more stringent requirements for low carbon alternatives for building materials are introduced.	• Increased capital expenditure costs when purchasing materials and/or new buildings.	• Keppel REIT considers the impact of rising building material costs on: – Capital expenditures – Tenant fitout costs – Reinstatement costs – Asset enhancement works • Evaluation of investment opportunities incorporates this cost consideration.
Increased energy costs Expected increase in electricity costs, particularly in the short-term.	• Higher operational costs due to higher energy costs.	• Active monitoring and tracking of portfolio's energy consumption initiatives and monitoring of energy reduction and implementation of renewable energy against set goals. • Implementation of energy efficient technologies: – Flexible HVAC system operation with internal and external temperature sensor monitoring; – Installation of electronically commutated fans for AHUs; – Double-glazed curtain walls and high lobby ceilings to allow natural light into the buildings and reduce the use of electrical lightings; – Installation of motion sensors to automaticallly switch off lightings when not in use; – Dimmable lightings in carpark controlled by motion sensors; – Escalators with auto sensing variable speed features operating at low speed during off-peak period; and – Energy-efficient lifts with regenerative drive feature and lift destination control. • Purchase electricity through a portfolio agreement to achieve economies of scale and engage an energy market specialist to advise on energy procurement.

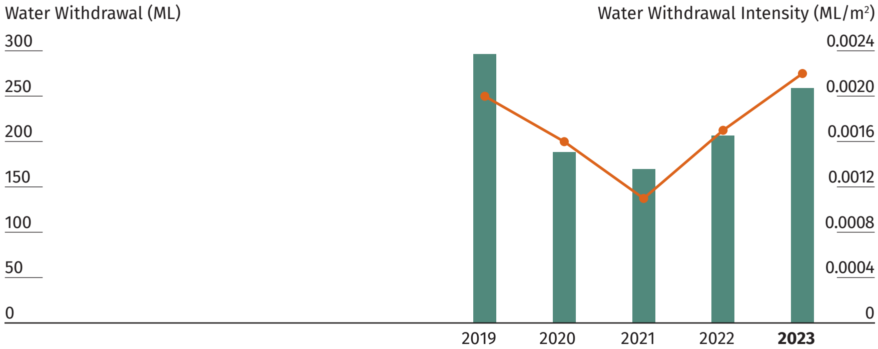
Environmental Stewardship

Risk Description	Description of Potential Business Impact	Business Response
Technology		
Unsuccessful investment in/ deployment of new technology Investment in new low carbon technologies replaced by a lower cost, lower carbon and higher efficiency solution that may be adopted by competitors.	• Prior investments in technology experience decreased returns as more innovative solutions emerge with better efficiency and potentially higher returns.	• Assess the cost and benefit of potential technological investments for implementation across the portfolio, as well as assess the various options available. • ESG requirements such as energy efficiency are integrated into capital expenditure and lifecycle forecasts to enhance energy efficiency performance during end-of-life replacement and refurbishments.
Reputation		
Change in stakeholder expectations Demand for low or Net Zero building and office spaces would increase to align investor climate ambitions with the Paris Agreement.	• Reduced available capital from investors/lenders due to failure to meet stakeholder expectations. • Decrease in revenue as more tenants opt for low carbon real estate.	• Continue to maintain green certifications for all operational assets. • Regular tracking of its emissions and energy performance and implement various emissions reduction and energy efficient initiatives to achieve environmental goals.
Increased employee expectations and preferred workplace Increased awareness amongst employees on the importance of sustainability comes with expectations of workplaces to have sustainable initiatives and preference to work for a sustainability leader.	• Inability to retain talent due to reputational loss amongst employees and stakeholders, resulting in reduced productivity. • Increase in operating costs and expenditure to attract and retain talent.	

OPPORTUNITIES

Opportunity Description	Description of Potential Business Impact	Business Response
Resource efficiency and energy sources Energy efficiencies can help to reduce operating cost and attract tenants in the medium to long-term as new technologies are introduced in the transition towards Net Zero.	• Increased cost savings and reduced exposure to variability of energy costs. • Attracting sustainability-conscious tenants can also lead to an increase in revenue.	• Continue to explore and invest in potential energy efficient technology and initiatives, such as replacing outdated HVAC systems with modern, energy-efficient alternatives, Smart Variable Air Volume System, modification of domestic hot water system, phasing out gas-operated plants, installing LED lighting, and implementing automated building controls to optimise overall energy efficiency. • Utilise building analytics platform to monitor operations and identify anomalies and opportunities to enhance performance.
Expansion of low carbon solutions and price competitiveness Increased opportunity to provide low to Net Zero carbon solutions with the drive toward net zero. Keppel REIT's market competitiveness is likely to increase.	• Increase in revenue and reduced time required to lease out assets due to increased demand for low carbon and net zero buildings.	• Maintain green certifications at all operational assets. • All Singapore assets have achieved Platinum certifications under the BCA Green Mark Scheme.
Increased access to incentives and capital More capital availability or diversification of funding sources from ESG-focused investors/lenders to fund growth. Keppel REIT will also benefit from the reputational gains of offering sustainable office solutions.	• Increased accessibility to finance for the acquisition of green buildings, redevelopment of existing buildings, initiatives to improve energy efficiency and expanding the use of renewables.	• 64% of Keppel REIT's total borrowings constitutes sustainability-focused fundings. • Keppel REIT will continue to explore various ESG-focused funding sources and tap on appropriate government incentives.
Tapping on government schemes In tandem with the increasing focus to decarbonise buildings, there has been a growing number of incentives, some of which are from the government, that could potentially be tapped on to reduce costs in implementing sustainability initiatives. This includes the Green Mark Incentive Scheme and others.	• Potential cost savings through tapping on government schemes leading to lower capital expenditures required to implement sustainability related initiatives.	

WATER WITHDRAWAL



	2019	2020	2021	2022	2023
Water Withdrawal (ML)	296.3	188.5	169.7	206.6	**259.1**
Water Withdrawal Intensity (ML/m^2)	0.0020	0.0016	0.0011	0.0017*	**0.0022**

Notes:
[a] Only landlord's water withdrawal is included.
[b] Water intensity calculation is based on landlord's total water withdrawal over landlord-controlled gross floor area in square metres.
[c] 2019 baseline was rebased to include the earliest water data available for Victoria Police Centre and KR Ginza II for 2021 and 2023 respectively.
[d] Water intensity figures have been restated based on revised GFA collection.
* 2022 data has been restated based on improved data collection processes for accuracy.

Risk Management

The Enterprise Risk Management (ERM) Framework governed by Keppel REIT's System of Management Controls, undertakes a holistic and systematic approach to risk management. The System of Management Controls outlines the reporting structure, monitoring mechanisms, specific risk management processes and tools, as well as policies and limits in addressing and managing the key risks that have been identified. These mechanisms guide Keppel REIT in assessing the key risks and identifying mitigation actions in response to these risks. As part of the Manager's ERM process, Keppel REIT considers climate change risks. These analyses integrate climate change and relevant sustainability-related factors with other risks, utilising common metrics and indicators to evaluate and prioritise the significance of climate-related risks. Through this process, Keppel REIT is then able to identify suitable mitigation and adaptation strategies. The Manager acknowledges the rapidly changing landscape of ESG risks and opportunities and consistently reviews its mitigation actions to provide a prompt and effective response.

For more information on risk management, please refer to page 205.

Metrics and Targets

Keppel REIT continues to track its GHG emissions following the GHG Protocol Corporate Standard and Corporate Value Chain (Scope 3) Standard using the equity share approach and reports against all Scope 1, 2 and relevant Scope 3 emissions. Keppel REIT is on track and continues to work toward meeting its ESG targets, including halving its absolute Scope 1 and 2 emissions by 2030 from 2019's levels. The target is in line with the Paris Agreement and in line with the global goal to limit global temperature increase to 1.5°C compared to pre-industrial levels. To meet the targets, Keppel REIT has developed roadmaps and is actively pursuing various initiatives such as achieving green certifications, shifting towards purchasing renewable energy where possible, as well as carrying out energy optimisation initiatives at its properties. Keppel REIT tracks its capital expenditures investments in emissions reductions and sustainability initiatives as it progresses towards meeting its sustainability targets.

For more information on Keppel REIT's GHG emissions, please refer to page 81.

WATER MANAGEMENT

Management Approach

The impacts of climate change have heightened the challenges related to water availability and quality. As such, it is imperative that businesses engage in responsible and smarter water resource management. Keppel REIT acknowledges that effective water management is crucial, especially since maintenance of its buildings as well as tenants' day-to-day activities depend on a consistent and reliable supply of water. The Manager is committed to reducing water consumption by implementing water conservation efforts and enhancing the efficiency of water usage. This is accomplished through various initiatives, including the implementation of water-efficient fittings and fixtures, the collection of water condensate for irrigation and facility cleaning, as well as the deployment of water leakage detectors and isolation sub-valves to mitigate water loss in the event of leakages. By implementing a strategic approach to water management, Keppel REIT strives to enhance the resilience and long-term value of its portfolio.

All of Keppel REIT's assets utilise municipal water supplies and withdrawal is measured through direct metering.

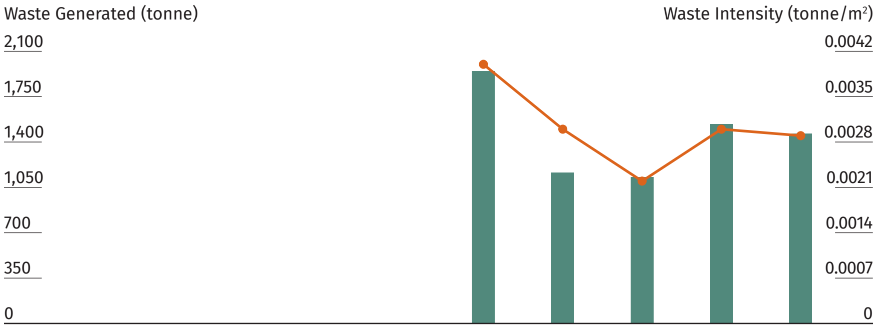
Performance and Progress

Total water withdrawal in 2023 was 259.1 megalitres (ML), reflecting an uptick of 25.4% from 2022. This is due to more tenants returning to office. Consequently, water withdrawal intensity has also risen to 0.0022 ML/m^2. Nonetheless, as part of its ongoing efforts to reduce water withdrawal, the Manager continues to implement water efficient measures, track water consumption and increase water recycling and reuse.

The Manager has set a target to achieve a 5% reduction of water usage by 2030 from 2019's level as its medium to long-term goal. Currently, Keppel REIT has observed a 12.6% reduction in water usage compared to the baseline.

The Manager will also continue to work with the property managers to improve the performance and efficiency of the chilled water system by regulating the flow rate of chilled water and engage tenants to reduce water consumption further.

WASTE GENERATED



	2019	2020	2021	2022	**2023**
Waste Generated (tonne)	1,948	1,164	1,130	1,540	**1,466**
Waste Intensity (tonne/m²)	0.0040	0.0030	0.0022	0.0030	**0.0029**

Note:
[a] Waste intensity calculation is based on total waste generated over total gross floor area in square metres.
[b] Waste intensity figures have been restated based on revised GFA collection.
[c] 2019 baseline was rebased to include the earliest waste data available for Victoria Police Centre and KR Ginza II for 2021 and 2023 respectively.

Spotlight

AUSTRALIA NATIONAL RECYCLING WEEK

To raise awareness about waste and recycling initiatives during the National Recycling Week in Australia, an event was organised at David Malcolm Justice Centre in Perth. On 16 November 2023, tenants were invited to participate in a brief quiz on waste management and practices for a chance to win an edible "Good Edi" cup and enjoy a complimentary beverage from the nearby cafe. This initiative aimed to promote sustainable waste practices.

COLLABORATION BETWEEN VICTORIA POLICE CENTRE AND REGROUND

In July 2023, Reground, a social enterprise dedicated to fostering a circular economy through innovative waste projects, partnered with the Victoria Police Centre in Melbourne to enhance waste management. As part of the collaboration, Victoria Police Centre added coffee grounds and soft plastics into its waste streams to enhance waste segregation and reduce overall waste directed to landfills, as well as increase the recycling of waste.

The collected coffee grounds underwent recycling, with 70% donated to home gardens, 20% to the Melbourne Zoo and the remaining 10% to community gardens. This collaboration resulted in a notable reduction in total waste volume, concurrently elevating the recycling rate. From July to December 2023, 6,800kg of coffee grounds and 773kg of soft plastics were diverted and recycled.

WASTE MANAGEMENT

Management Approach

The Manager is dedicated to reducing waste generation at its properties and establishing responsible waste management practices at its properties. Beyond that, the Manager also seeks to educate tenants on responsible waste management, advocating environmentally conscious strategies that promote the 3Rs: Reduce, Reuse and Recycle.

Keppel REIT consistently monitors its waste data and performance. General waste at each property is collected via bins situated on-site. Subsequently, most waste and recycling data is consolidated and shared with the Manager, and where such data is not available, alternative methods, such as estimating general waste based on size and quantity of garbage bags purchased are adopted. Such data is used for identifying areas for improvement and charting future progress.

Performance and Progress

In 2023, Keppel REIT's properties generated a total of 1,463 tonnes of non-hazardous waste. 450 tonnes were disposed in landfills while 1,013 tonnes were incinerated. No hazardous waste was generated. This year, waste intensity was 0.0029 tonne/m². Additionally, in 2023, about 18% of the total waste generated was recycled.

These improvements in waste performance stem from various initiatives, including the provision ofrecycling bins at all properties alongside waste collection services. To facilitate the proper disposal of electronic waste (e-waste), most properties are equipped with designated e-waste collection points. In 2023, the Manager has implemented waste management systems such as the installation of food digestors at Marina Bay Financial Centre and One Raffles Quay in Singapore. These systems efficiently segregate and treat food waste in accordance with NEA's guidelines. This cutting-edge solution not only minimises waste but also significantly reduces the carbon footprint associated with waste management.

RESPONSIBLE BUSINESS

ECONOMIC SUSTAINABILITY

Management Approach

Maintaining a resilient portfolio that achieves sustainable long-term total returns for Unitholders is a priority for Keppel REIT.

As part of Keppel REIT's strategy to integrate ESG factors into its business, the Manager established a goal of attaining 50% sustainability-focused funding by 2025. Keppel REIT successfully achieved this milestone ahead of time in 2022. Additionally, Keppel REIT takes a proactive approach to integrating ESG considerations into its investment strategy by consistently seeking new properties with sustainability credentials that meet a minimum accreditation of 75%[1], in accordance with established sustainability standards. If this threshold is not met during acquisition, thorough pre-acquisition due diligence is conducted, assessing pathways to attain the targeted sustainability level promptly. Keppel REIT aims to lead on ESG performance by setting specific targets for acquisitions in different regions, such as BCA Green Mark GoldPLUS in Singapore, 5 Star NABERS in Australia, CASBEE A in Japan and LEED Gold in South Korea.

BOARD DIVERSITY (%)

Independent	71.4
Non-independent	28.6
Total	**100.0**

Performance and Progress

In 2023, approximately 64% of Keppel REIT's total borrowings are sustainability-focused funding. This surpasses the target of reaching 50% sustainability-focused funding by 2025, underscoring the Manager's proactive commitment to sustainable financial practices.

In 2023, Keppel REIT received $45,000 in financial assistance, with 97.6% from the Australian government and 2.4% from the South Korean government.

More information on Keppel REIT's financial performance can be found on pages 6 to 7 and 109 to 175 of the Annual Report.

CORPORATE GOVERNANCE

Management Approach

The Manager has established a robust corporate governance framework to safeguard the interests of Keppel REIT's stakeholders while fostering long-term value creation. This framework encompasses a strong risk management system as well as comprehensive processes, ensuring timely and transparent disclosures to stakeholders where necessary.

The Manager has adopted the Code of Corporate Governance 2018 (the Code) issued by the Monetary Authority of Singapore (MAS), recognising the Code as a benchmark for corporate governance policies and practices. By complying with and observing the Code, the Manager upholds high standards of corporate governance, including accountability, transparency and sustainability.

One of the core tenets of the Code focuses on the Board's role as the key to good corporate governance. It outlines how the Board should conduct its affairs as well as the appropriate level of independence and diversity in its composition. The majority of the Directors on the Manager's Board are independent.

The Manager upholds a robust risk management and internal control system, as exemplified by Keppel REIT's

[1] The minimum accreditation serves as a threshold within the recognised standards. Taking the BCA Green Mark scheme in Singapore as an example, the scheme comprises four tiers with the highest being Platinum, followed by GoldPLUS, Gold and Certified. To attain the minimum accreditation of 75% under this scheme, properties must be able to meet at least three out of the four possible tiers (75%), indicating that the minimum threshold is a GoldPLUS certification for the BCA Green Mark scheme.

comprehensive Enterprise Risk Management (ERM) Framework. This framework is an integral component of Keppel REIT's System of Management Controls and offers a systematic and holistic approach to risk management. The risk management approach encompasses reporting structures, monitoring mechanisms, specific processes, tools, as well as Keppel REIT's policies and limits in addressing and managing key risks identified. It guides the assessment of key risks, their likelihood and impact, facilitating the identification of mitigating actions. Ongoing evaluation ensures the effectiveness of these actions, enabling the Manager to respond promptly and adeptly to the dynamic business landscape, especially when emerging ESG risks and opportunities arise.

To integrate sustainability into corporate governance, ESG factors are also incorporated into the Manager's corporate scorecard and remuneration. More information can be found on pages 176 to 204, regarding Keppel REIT's corporate governance guidelines and practices, and on pages 205 to 206 regarding its risk management strategy and processes.

ETHICS AND INTEGRITY

Management Approach

Upholding high ethical standards and adhering to industry-endorsed compliance practices is of paramount importance to Keppel REIT. Aligning with Keppel's Employee Code of Conduct and Global Anti-Bribery Policy, the Manager maintains a zero-tolerance stance towards corruption, bribery, fraud and any other unethical business practices. These policies outline the guiding principles for Directors and employees, ensuring the highest standards of personal and corporate integrity in interactions with competitors, customers, suppliers, fellow employees and key stakeholders. Further details on the Employee Code of Conduct and Anti-Bribery Policy can be found on pages 193 to 194 and Keppel REIT's website.

All employees of the Manager are mandated to uphold the Employee Code of Conduct, a comprehensive framework establishing the highest standards of integrity and ethical business practices. The Code explicitly outlines responsibilities for anti-corruption, anti-bribery, conflict of interest and ethical business standards related to gifts, hospitality and promotional expenditures. Mandatory conflict of interest declarations ensure transparency in dealings with suppliers, customers and third parties. The Employee Code of Conduct extends to third-party associates, including joint venture partners, who are required to acknowledge and adhere to its anti-bribery and anti-corruption provisions.

The Regulatory Compliance Governance Structure has also been implemented to strengthen corporate governance and oversee anti-corruption initiatives. The Board reviews and updates anti-corruption policies on a regular basis, implementing corrective measures where needed. The Audit and Risk Committee (ARC) assists the Board in its oversight of regulatory compliance, ensuring the effective implementation of compliance and governance mechanisms.

The Competition Law Compliance Manual offers comprehensive guidelines to educate employees on anti-competitive behaviour and prevent such occurrences in the Manager's business activities.

The Manager has a comprehensive Whistle-Blower Policy in place, providing channels for employees, customers, suppliers and other stakeholders to report, in good faith, incidents of actual and/or suspected illegal and/or unethical conduct and violation of laws and regulations, without fear of reprisal. The reporting process is facilitated through an independent third party's channel, ensuring confidentiality. Oversight of the policy falls under the purview of the ARC Chairman, who reviews it annually, ensuring a robust framework for the investigation and follow-up of reported incidents. Please refer to page 198 for further details on the Whistle-Blower Policy.

In addition, the Manager has a grievance handling process to enable employees to raise concerns without fear of reprisal. Should there be a grievance which is work related, employee related or problems between employee and persons having business dealings with the company or any complaint or issues in relation to employee terms and conditions of employment, remuneration, working conditions, job responsibilities or health and safety, employees can submit their grievance through different channels. The grievance handling process is published in the intranet for employees' reference.

The reporting of any discrimination and harassment incident goes through a defined escalation process. Keppel has an Investigation Procedure Manual which sets out the investigation protocols including the methodology for initiating and conducting investigations into suspected misconduct[1]. Keppel's Internal Audit investigation team conducts independent investigations, in consultation with the Investigation Advisory Committee, with oversight from the Keppel's Audit Committee. Appropriate disciplinary action, including counselling, training, suspension or termination of employment, will be taken in the event that an employee is found to have violated the rules set out in the Code of Conduct.

For Keppel's Human Rights Policy, Diversity, Equity and Inclusion Policy and Supplier Code of Conduct, see Approach to Sustainability on page 73.

To manage dealing in the securities of Keppel REIT, the Manager also upholds a formal Insider Trading Policy outlining the repercussions and guidelines of insider trading. This policy is applicable to all Directors and officers of the Manager. More details on the Insider trading Policy can be found on page 193. In addition, the Manager has a Dealing in Securities Policy applicable to all employees and their securities accounts. Trading of Keppel REIT Units' rights and subscription of excess rights are subject to trade clearance/restrictions under this policy. See page 193 for more details on the Dealing in Securities Policy.

The Manager enhances awareness and knowledge among employees by regularly communicating and providing

The Manager is committed to operational excellence and responsible business practices.

mandatory training on pre-emptively identifying and avoiding instances of corruption.

Performance and Progress
All employees, senior management and Board of Directors of the Manager received annual mandatory training on anti-corruption policies and procedures in 2023.

In 2023, there were no incidents of corruption, bribery or fraud, or any non-compliance with laws or regulations pertaining to corruption, bribery and fraud.

BUILDING AND SERVICE QUALITY

Management Approach
Dedicated to maintaining superior building quality and service standards, the Manager consistently prioritises the attraction and retention of a diverse and high-quality tenant profile to ensure high portfolio occupancy rates.

Each asset benefits from the oversight of a dedicated team of property and facility managers. Collaborating closely with these teams, the Manager ensures regular building maintenance as well as the development of property enhancement initiatives for Keppel REIT's portfolio.

In pursuit of elevating building and service quality for enhanced tenant experience, the Manager undertakes strategic initiatives, including smart, digitalisation measures. These efforts encompass continual improvement through initiatives such as reprogramming lift destination control systems and implementing contactless security access, contributing to streamlined processes and heightened convenience for tenants.

Accessibility has been and continues to stand as a central focus within the Manager's ongoing initiatives. At present, while most buildings under its purview already feature disability access and direct public transport connections, the Manager continues to actively explore opportunities to extend similar accessibility enhancements to other properties within Keppel REIT's portfolio, where feasible.

Demonstrating a steadfast commitment to improving building sustainability, the Manager focuses on harnessing technology to enhance environmental performance. This includes employing advanced monitoring systems to track energy, waste and water consumption for each asset. The Manager also acknowledges the importance of collaborative efforts to minimise environmental impact, actively engaging tenants and supporting their sustainability aspirations to foster the adoption of green practices and provisions within the lease agreements. For further details on the Manager's initiatives related to emissions, energy, waste and water within the context of green-centric building enhancements, please refer to the section on Environmental Stewardship on page 81.

The Manager maintains close engagement with property managers, actively involving occupants to ensure a safe and conducive work environment. Prioritising health and safety in building and service quality is essential for fostering employee wellbeing and

[1] Includes bribery, corruption, fraud and misconduct such as dishonest or criminal acts, breach of laws and regulations, unethical conduct including discrimination and harassment, reprisal against a whistle-blower, or any other conduct which may cause financial or non-financial loss to Keppel or damage to Keppel's reputation.

overall operational resilience. More insights on Keppel REIT's management of Tenant Health and Safety can be found on page 104.

Performance and Progress

Throughout 2023, the Manager has engaged external parties and respective buildings' property managers to conduct regular Tenant Satisfaction Surveys to obtain feedback for areas of improvement. These surveys are focused on the key aspects of on-site services, building management, maintenance, cleanliness, security, management personnel and green features.

Positioning sustainability at the forefront of its strategy, the Manager actively pursues certifications as a strategic imperative not only to attract tenants but as a driving force compelling Keppel REIT to continually enhance and elevate its properties. Setting clear and measurable goals, these certifications serve as tangible benchmarks, reflecting Keppel REIT's commitment to delivering high-quality, environmentally responsible spaces. At present, all of Keppel REIT's Singapore assets are certified Green Mark Platinum by the BCA and have attained the WELL Health-Safety Rating. In South Korea, T Tower has achieved the Platinum status awarded by LEED Building Operations and Maintenance. In addition, Keppel Bay Tower and 8 Exhibition Street have also achieved the Platinum rating for WiredScore. Please refer to page 79 for the full list of sustainability certifications and awards attained by Keppel REIT.

CYBERSECURITY AND DATA PRIVACY

Management Approach

In today's digitalised world, it is imperative for businesses to prioritise and uphold cybersecurity measures, not only as a safeguard against cyber threats but also as a cornerstone for protecting the privacy and integrity of personal and sensitive data that they manage.

Cybersecurity and data privacy is managed by Keppel's Cyber Security Centre (KCSC). The KCSC oversees cybersecurity incidents, undertaking criticality assessments, threat analyses, and proactive threat detection. Upon detecting an incident, the KCSC manages it in accordance with the Keppel Cyber Security Incident Management and Reporting (Cyber Incident Response Plan). This plan outlines sequential steps encompassing identification, containment, eradication and recovery from cybersecurity incidents. Regular reviews are conducted to ensure the plan remains current, aligning with evolving regulatory requirements, technological advancements and industry best practices.

Additionally, the Manager adopts the Keppel Technology and Data Risk Management (TDRM) standards and framework. Implementing the overarching Keppel IT Governance Framework enhances IT Security Operations Centre (SOC) capabilities and IT infrastructure transformation. This ensures readiness to effectively address cybersecurity attacks, thereby ensuring overall business resilience.

The TDRM framework evaluates the risks associated with information technology and operational technology systems, such as technology, data and cyber risks. The framework also provides guidance for the establishment and implementation of risk mitigation and control measures that commensurate with the criticality of the information assets. Policies and procedures related to the monitoring and management of cybersecurity

The Manager implements strong corporate governance practices which include timely and transparent disclosures to stakeholders.

incidents undergo an annual review to assess and ensure their effectiveness.

The policies in place cover:

a. Cybersecurity incidents must be assigned to the cybersecurity incident response team.
b. All risks including technology, data and cyber risks must be considered in the annual assessment of risk.
c. Compliance with cybersecurity is documented in agreements with vendors.
d. For projects, system security requirements should be identified based on applicable compliance requirements and cybersecurity risk profile of the systems.
e. Policies and procedures governing the management of cyber incidents from preparation, identification, tracking and closure are established and reviewed on an annual basis for efficiency and effectiveness.

Regular advisories and trainings, including an annual mandatory cybersecurity threats training, policies and good practices are conducted to reinforce the adoption of good cyber hygiene.

Performance and Progress
In 2023, Keppel conducted a series of cybersecurity training and awareness sessions for all employees, including the Manager's staff. The sessions covered awareness of cybersecurity threats and timely reporting and resolution of potential security incidents.

There were no substantiated complaints received concerning breaches of customer privacy, nor any leaks, thefts, or loss of customer data identified.

SUSTAINABLE SUPPLY CHAIN MANAGEMENT

Management Approach
There is growing recognition that businesses play a pivotal role in addressing environmental and social challenges. This drives businesses to maintain sustainable, responsible and ethical supply chains. The Manager strives to achieve this by adopting and integrating Keppel's sustainability principles throughout its supply chain. Keppel REIT's supply chain comprises service providers and suppliers including building consultants, electricity retailers, building material suppliers, as well as contractors in the fields of maintenance.

Keppel REIT complies with the Keppel Supplier Code of Conduct, which emphasises the principles of responsible business practices between employees and suppliers. The Keppel Supplier Code of Conduct covers aspects relating to business conduct, labour practices, safety and health, as well as environmental management. In addition, a corporate sustainable procurement policy has been implemented to encourage the purchase of environmentally friendly products. All suppliers must certify that they have received, read and understood the Keppel Supplier Code of Conduct. Additionally, they are obligated to confirm their compliance and commitment to uphold the principles outlined in the Code.

The Manager actively collaborates with suppliers that hold ISO 14001 and bizSAFE certifications. Suppliers are encouraged to incorporate sustainable products, such as Singapore Green Label approved products, into their contractual responsibilities at Keppel REIT properties. In addition, key Keppel suppliers attended a Carbon Management Training on 20 November 2023 which allowed them to understand the carbon management fundamentals and how they can manage carbon emissions in their businesses to support Keppel's sustainability goals.

Performance and Progress
In 2023, there were no known instances of non-compliance by Keppel REIT with any applicable regulations regarding human rights and labour practices. Additionally, there were also no known instances of operations or suppliers with significant risks of forced or compulsory labour practices that Keppel REIT is aware of.

The Manager will continue to evaluate and assess its suppliers and partners, encouraging adoption of the Keppel Supplier Code of Conduct in their business conduct, labour practices, safety and health and local environmental regulations.

PEOPLE AND COMMUNITY

The Manager is dedicated to fostering the growth and wellbeing of its workforce, as well as engaging the communities where it operates.

HUMAN CAPITAL MANAGEMENT

Management Approach

Recognising that a talented and engaged workforce is key to a business' continued growth and success, a people-focused approach lies at the heart of Keppel REIT's strategy. The Manager is dedicated to nurturing a work environment that attracts, develops and retains a talented and engaged workforce, thereby fortifying Keppel REIT's human capital. Beyond fair employment practices, the Manager also endeavours to foster a culture of collaboration and innovation among Keppel REIT's employees.

Five Key Areas for Building Human Capital
Making a Difference Provide platforms for employees to contribute to the communities
Having a Voice Encourage employees to engage in company conversations and sharing of ideas for improvement
Feeling Valued Foster a culture of recognition, appreciation and emphasis on employee wellbeing
Growing a Career Enhance career development by providing pathways for skills acquisition and mentorship
Inspiring Growth Provide platforms for leadership development and encouraging employees to lead by example

The Manager encourages its people to make a positive impact on the community by focusing on five key areas, as shown in the table on the left.

Performance and Progress

Employee Profile

As at end-2023, the Manager's workforce comprised 23 full-time permanent employees, comprising 14 females and nine males. The Asset Management, Finance and Investment headcounts from Keppel FM&I are dedicated to the Manager. More information on the Manager's Board of Directors and management team is available on pages 16 to 19.

The Manager continues to be supported by Keppel FM&I for the investor relations and sustainability, risk and compliance, human resources, information technology, as well as legal and corporate secretarial services functions. None of the Manager's employees are currently covered under any collective bargaining agreements.

Investing In Talent

At Keppel REIT, recruiting and developing talents is at the forefront of the people agenda. The Manager has implemented the 'UP' Framework, which seeks to foster a high-performance culture by facilitating employees in pursuing their career goals via the Keppel support structure which consists of a range of internal and external learning opportunities.

In addition, career mobility supports employees' ambition and professional development goals. Adopting a performance-based framework, employee performance is assessed across four key areas: financial, process, customers and stakeholders, and people.

In 2023, all eligible employees received annual performance and career development reviews. The Manager provides competitive compensation and comprehensive benefits, and ensures that recognition and relevant rewards

are provided based on a merit-based approach. Full-time employees are provided benefits that include life insurance, healthcare benefits, disability and invalidity coverage, annual, medical and parental leave entitlements, as well as contributions to the local pension fund, i.e., the Central Provident Fund in Singapore.

Developing People

Keppel REIT is dedicated to cultivating the skills of its employees, ensuring that they are well-positioned to tackle the challenges posed by a dynamic business environment. The Manager's commitment to the "One Keppel, Many Careers" approach underscores Keppel REIT's ethos of providing diverse opportunities for career advancement and value creation within the company.

Employees are provided with extensive training and development opportunities that empower them to stay ahead of industry trends and gain essential knowledge. In 2023, Keppel REIT's employees received an average of 25.2 hours of training, exceeding its target of at least an average of 20 hours of training per employee. For a more personalised and targeted approach, employees discuss their training needs with supervisors and identify skills gaps using a skills navigation tool implemented by the human resources department. Supervisors are also trained to engage in performance conversations that encourage and support individual development goals.

The Manager has implemented an Employee Development Scheme designed to support and encourage employees who aspire to pursue higher professional certifications for professional development and career advancement. Additionally, through the Flexible Benefits Programme, employees can claim expenses related to personal development and enrichment courses. This encompasses professional and academic pursuits as well as fees for programmes such as MBA programmes, degree courses, financial planning courses, and more.

In 2023, Keppel FM&I held their Annual Learning Festival, encouraging employees to participate and engage in continuous skill development. The festival comprised diverse topics, including ESG in Real Estate & Asset Management, Business Questioning Strategies, and Geopolitical Development & Business Implications. Session recordings were accessible on the Corporate HR platform for flexible learning. The Manager is a wholly owned subsidiary of Keppel Ltd., which is a participant of the UNGC. With the increasing significance of ESG considerations, employees at Keppel were granted

Upskill, Uplift and Upstream

Upskill
Refers to developing organisational agility and adopting growth mindsets by equipping oneself with skills and functional exposure in preparation for growth opportunities.

Uplift
Refers to the nurturing of the OneKeppel culture in career mobility and aligning career ambitions to Keppel's purpose.

Upstream
Refers to building up resilience and embodying the Keppel Can Do spirit.

NEW HIRES AND TURNOVER BY GENDER AND AGE GROUP

	New Hire		Turnover	
	No. of Employees	**Rate (%)**	**No. of Employees**	**Rate (%)**
By Gender				
Female	2	9	4	17
Male	3	13	1	4
By Age Group				
Under 30 years old	1	4	2	9
30 to 50 years old	4	17	3	13
50 years old & above	–	–	–	–

TRAINING HOURS PER EMPLOYEE BY GENDER

TRAINING HOURS PER EMPLOYEE BY EMPLOYEE CATEGORY

[1] Managerial includes senior management and heads of departments.

complimentary access to UNGC Academy courses. To accommodate employees' varied learning styles, on-demand, bite-sized learning opportunities were offered through LinkedIn Learning, which has a digital library with over 16,000 courses.

A series of webinars were also organised in 2023. These included sessions such as "Opportunities in Sustainable Infrastructure Investments", which featured speakers from PwC Singapore and Keppel, who discussed trends and opportunities in the digital infrastructure sector. The "Keppel Investor Day" webinar, with speakers from CBRE and Keppel's Real Estate Division, focused on APAC market insights and the latest trends in sustainability in the commercial real estate sector. These webinars are part of the Manager's efforts to foster continuous learning, as well as empower employees with valuable insights into dynamic sectors, reinforcing Keppel REIT's dedication to staying at the forefront of industry trends and developments.

The Manager's dedication to consistently developing and strengthening its workforce was acknowledged at the 2023 HR Excellence Awards, where Keppel secured the Silver Award for Excellence in Learning and Development.

Talent Management and Succession Planning

The Manager recognises the importance of developing existing and new leaders to secure a talent pipeline for business continuity. As such, succession planning forms a pivotal part of the senior management's yearly targets. As a global asset manager and operator, Keppel offers employees expanded opportunities for role enhancement and development.

At Keppel REIT, the Manager adopts a holistic talent management approach from talent identification, talent development, talent retention to succession planning. A consistent Leadership Potential Assessment framework that is used across Keppel clearly defines the behavioural traits of high potential and high performing employees which facilitates the talent identification process. The Career Review Committee (CRC), comprising senior management from Keppel FM&I, conducts regular discussions on the career development plans of high potential employees. Identified individuals are provided with job rotation opportunities to expose them laterally and prepare them to succeed in leadership roles. This culture of internal mobility, coupled with the ongoing coaching and support from their line managers, aids in talent retention. In addition, engagement sessions are organised for senior leaders and board members to share their valuable insights.

To build Keppel's early career pipeline, the Keppel Associate Programme (KAP), a two-year management associate programme, offers high-potential fresh graduates varied opportunities for leadership development through a series of job rotations and structured learning. High-performing management associates who exhibit the potential to take on leadership positions in the organisation will be invited to join the Keppel Young Leaders programme after graduating from the KAP.

Keppel's centralised talent management unit coordinates across all divisions to optimise human capital management as well as to offer executive development programmes such as Emerging Leaders Programme and Advanced Leaders Programme. Through these programmes, talent across different divisions will learn and grow together while fostering cross functional synergies. Where skill gaps exist, experienced hires are strategically integrated into the talent pool to provide the relevant skills. This strategy encourages the development of a diverse workforce and establishes a mentorship structure where experienced leaders provide guidance to emerging talent, as well as building a robust pipeline for leadership roles.

This integrated talent management approach facilitates dynamic succession planning, ensures seamless leadership transitions and interactions with the Board members and senior leaders.

Engaging Employees

An engaged workforce is pivotal to the success of every organisation. Having employees feel a sense of connection and purpose in the work they do is vital to a company's people strategy.

Paying attention to the pulse of the company through active solicitation of feedback helps to fine tune programmes and people strategy. Keppel prioritises listening to its employees through different feedback loops. The chief avenue is Keppel's annual Employee Engagement Survey (EES), which is conducted through an external independent survey provider. The survey serves as a mechanism for the Manager to gauge the employees' engagement level, drive the refinement of programmes and formulate suitable people strategies. Key metrics related to employee engagement are measured through the survey. In 2023, the engagement score for the EES remained high at above 80%.

The results of the survey facilitated a better understanding of employee sentiments and experiences in crucial areas such as leadership, execution, collaboration, agility, growth and development, psychological safety, engagement and job satisfaction. In addition, to delve deeper into areas identified for action from the survey results, focus group discussions were conducted to gather more comprehensive data. Subsequently, action plans were devised to address concerns raised during these discussions. Progress on these initiatives was communicated to employees during regular staff townhall meetings. Keppel REIT's extensive process with regard to employee engagement underscores the management's dedication to fostering a culture of attentiveness and open communication.

During the Appreciation Month in August 2023, a lunch gathering was organised where senior leaders served lunch to employees as a form of appreciation, and employees were also encouraged to write notes of gratitude which were displayed in the office cafe. These notes, later given as keepsakes, fostered a sense of camaraderie. In addition, the

The Manager actively participates in CSR initiatives to uplift communities.

Engagement Team organised a global online event featuring song dedications performed by a band, as well as a OneKeppel Carnival which enabled employees across divisions to mingle and bond through curated local treats and interactive games. These initiatives reinforced a spirit of unity among employees.

Keeping employees abreast of the corporate direction and initiatives is an essential element of employee engagement. Townhalls and tea sessions are forums for employees to pose questions and seek clarifications. In addition, there is an online platform for employees to pose questions and provide suggestions to the CEO of Fund Management and Chief Investment Officer of Keppel Ltd. This approach ensures open communication channels and fosters a transparent environment that empowers employees to actively contribute to the growth and success of Keppel.

DIVERSITY AND INCLUSION

Management Approach

At Keppel REIT, a diverse and inclusive workplace is of utmost importance. Diversity is an asset that not only fuels innovation and growth but also enriches the work environment and fosters connections with the communities served. The Manager embraces and celebrates the unique backgrounds, experiences and perspectives of its employees, ensuring equal opportunities in hiring, career development, promotion and compensation, regardless of race, gender, religion, marital status or age.

To demonstrate its commitment to non-discrimination and equal opportunities, the Manager adheres to the Tripartite Guidelines on Fair Employment Practices (TAFEP) and strives to uphold the Employers' Pledge of Fair Employment Practices, which is guided by the following five principles:

1. Recruit and select employees on the basis of merit (such as skills, experience or ability to perform the job), and regardless of age, race, gender, religion, marital status and family responsibilities, or disability;
2. Treat employees fairly and with respect, as well as implement progressive human resource management systems;
3. Provide employees with fair opportunity to be considered for training and development based on their strengths and needs to help them achieve their full potential;
4. Reward employees fairly based on their ability, performance, contribution and experience; and
5. Abide by labour laws and adopt the Tripartite Guidelines on Fair Employment Practices.

The Manager adopts a zero-tolerance policy for discrimination of any kind. Principles of human rights and anti-discrimination are enshrined in the Employee Code of Conduct, which outlines rules of conduct for all employees. The Keppel Human Rights Policy and Keppel Diversity, Equity and Inclusion Policy sets out Keppel's and the Manager's commitment to upholding human rights, promoting diversity and fostering inclusion. These policies, along with the Code of conduct, are accessible on Keppel REIT's corporate website.

The Manager has established proficient procedures for reporting incidents of discrimination, ensuring a prompt response to all submissions. The Manager actively pursues the remediation of reported incidents and strives to maintain the effectiveness of the incident reporting process.

Performance and Progress
The Manager continues its efforts in fostering diversity and inclusion within the workplace, championing these values through educational initiatives and awareness programs delivered via Keppel Digital Learning.

In October 2023, Keppel organised its inaugural two-day Global Inclusion Festival, in conjunction with the World Inclusion Day. The event attracted over 980 participants from eight different countries. Noteworthy highlights from the festival included insightful presentations by employees sharing strategies for building inclusive teams, and a session on disability etiquette. Additionally, a distinguished speaker from the Singapore Cancer Society provided valuable insights on demonstrating empathy and compassion when navigating difficult conversations. The diverse range of topics addressed during the festival aimed to enhance awareness and promote a culture of inclusivity within Keppel.

Keppel also introduced its Diversity, Equity and Inclusion Policy on 16 November 2023 in conjunction with the UN International Day for Tolerance. This policy underscores Keppel's commitment to fostering an inclusive workplace, providing a comprehensive framework for expected behaviours and HR practices. As an evolution of Keppel's prior Diversity and Inclusion Statement, the policy reinforces the organisation's dedication to creating a fair and harmonious environment for all employees. Embracing the OneKeppel spirit, Keppel encourages its employees to contribute to the shared goal of building a workplace where all individuals feel valued. For more information on this policy, please visit Keppel REIT's website.

At Keppel REIT, eligible employees are granted parental leave, with an emphasis on encouraging individuals of all genders to utilise this benefit without compromising their job security or career progression. This initiative aims to promote an equitable distribution of responsibilities between both parents, reinforcing the Manager's dedication to upholding a diverse and inclusive work environment.

The Manager constantly works to support greater diversity on the Board and senior management. In 2023, the female Board directorship stands at 28.6%, an increase from 16.7% in 2022. The Manager has a commitment to achieve approximately 30% female Board directorship.

In 2023, there were no incidents of discrimination reported.

EMPLOYEE HEALTH AND WELLBEING

Management Approach
The Manager places the utmost priority on the health, safety and wellbeing of its employees. Keppel REIT's health and safety management practices are centred on the identification and elimination of hazards, as well as the minimisation of risks.

Keppel REIT adopts the Keppel Zero Fatality Strategy, which sets out actionable measures to prevent workplace fatalities across five strategic thrusts. These include fostering a high-performance safety culture, implementing a proactive approach to safety management, utilising technology to mitigate safety risks, aligning global safety

PERCENTAGE OF MALES AND FEMALES PER EMPLOYEE CATEGORY (%)

	2023		2022		2021	
	Female	Male	Female	Male	Female	Male
Board	28.6	71.4	16.7	83.3	28.6	71.4
Managerial[1]	25.0	75.0	50.0	50.0	50.0	50.0
Executive	72.2	27.8	78.9	21.1	80.0	20.0
Non-Executive	0	100.0	–	–	–	–

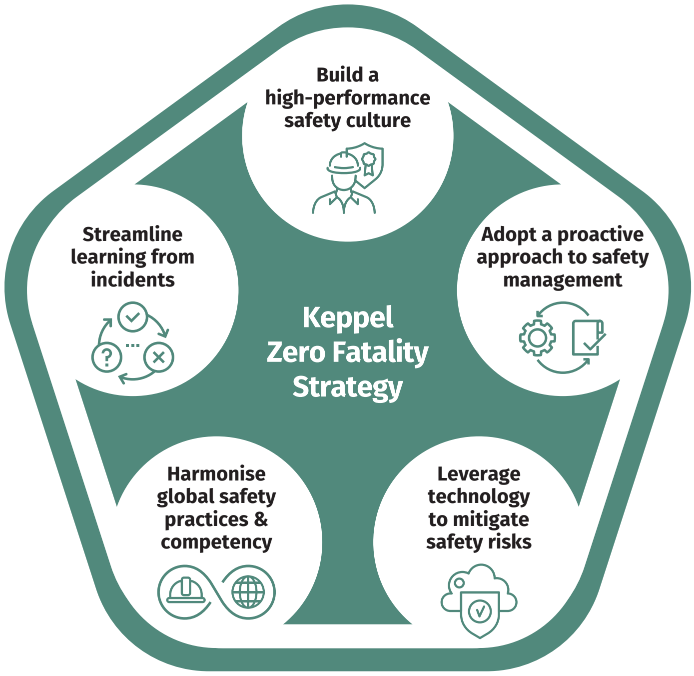
PERCENTAGE BY AGE GROUP PER EMPLOYEE CATEGORY

	2023			2022			2021		
	<30 years old	30 to 50 years old	>50 years old	<30 years old	30 to 50 years old	>50 years old	<30 years old	30 to 50 years old	>50 years old
Board	–	–	100.0	–	–	100.0	–	–	100.0
Managerial[1]	–	50.0	50.0	–	75.0	25.0	–	100.0	–
Executive	5.0	95.0	–	10.5	89.5	–	35.0	65.0	–
Non-Executive	–	100.0	–	–	–	–	–	–	–

[1] Managerial includes senior management and heads of departments.

practices and competency, and optimising incident learning processes. Additionally, annual audits are conducted to ascertain compliance with industry best practices and relevant regulations. In instances where health and safety issues are identified, prompt corrective actions are implemented, and procedures are enhanced as deemed necessary.

Adherence to safety policies and procedures is mandatory for all employees. To prevent and minimise safety incidents, employees are encouraged to report any safety concerns proactively and promptly. Keppel REIT provides various platforms to facilitate continuous learning regarding health and safety best practices. These platforms serve as spaces for employees, contractors and partners to exchange knowledge and experiences related to health and safety. Notable initiatives include the annual Keppel Safety Convention and Global Safety Timeout, which consistently emphasise and fortify a robust safety culture within the organisation.



Performance and Progress

In 2023, there were no fatalities, work-related injuries or safety incidents reported. Testament to Keppel REIT's commitment to upholding workplace health and safety, Raffles Quay Asset Management (the property manager for Marina Bay Financial Centre and One Raffles Quay) has attained bizSAFE Partner and bizSAFE Star certifications for the 11th consecutive year.

The Manager is committed to promoting employees' overall health and wellness, dedicating specific months as wellbeing months. The Keppel Financial Wellbeing Month is observed in March, Physical Wellbeing Month in June, and Mental Wellbeing Month in October. This underscores Keppel's unwavering commitment to fostering holistic and well-rounded employee wellbeing.

For Financial Wellbeing Month 2023, webinars addressing sustainable investment, financial literacy, and the prevention of financial scams to enhance awareness and financial acumen were conducted. In line with the theme, "Level-up, Money Smart", activities organised aimed to support employees in advancing core financial capabilities across different literacy levels. Webinars covering topics such as retirement income needs, emergency funds, investing amid inflation and estate planning were also organised. Additionally, engaging games sessions, including financial-themed games like "Rich Dad Cashflow 101", were hosted to challenge perceptions about generating and sustaining wealth.

During Keppel's Physical Wellbeing Month in June 2023, Keppel REIT's employees engaged in a global steps challenge organised by Keppel, themed "Level up, Step up". The challenge aimed to encourage an active lifestyle while contributing to society. For every 10 million steps, Keppel Care Foundation donated $1,000 to Conservation International. Keppel's employees clocked approximately 218 million steps, raising $21,000. Beyond the steps challenge, additional activities included health tips sharing on health webinars covering work ergonomics, heart health and healthy eating.

October has been designated as Mental Wellbeing month, in conjunction with Global World Mental Health Day. Themed "Level up, Mind Fit", the month featured a series of activities aimed at enhancing mental health awareness and wellbeing. These initiatives included K'ED Talks where employees shared personal strategies for managing priorities and caring for mental health. Additionally, webinars addressed stress management and burnout prevention, while mindfulness activities such as walks at Mount Faber and Pandan Reservoir, as well as a Tea Appreciation Workshop were organised to promote relaxation, improve moods and reduce stress among participants.

Keppel remains dedicated to enhancing mental health support for employees and their families via the Employee Assistance Programme (EAP). A collaboration with the Singapore Counselling Centre, the programme provides confidential face-to-face or online counselling sessions conducted by qualified professionals. This initiative helps to ensure that the wellbeing of Keppel's employees and their dependents are taken care of.

TENANT HEALTH AND SAFETY

Management Approach

Ensuring the wellbeing of building occupants stands as a paramount objective and is integral to maintaining service excellence for Keppel REIT's tenants. Throughout the selection, acquisition and operation phases of its properties, the Manager implements comprehensive processes to proactively identify and address potential health and safety concerns. This pre-emptive approach significantly reduces the likelihood of risks and vulnerabilities, underscoring the Manager's commitment to fostering a safe and healthy environment within Keppel REIT properties.

Annual audits are systematically conducted to ensure strict compliance with industry best practices and all relevant regulations. This ensures that the Manager is upholding the highest standards in health and safety management across all Keppel REIT properties. A comprehensive incident report encompassing a root cause analysis and an immediate action plan will subsequently be prepared. Information about relevant incidents is also disseminated across assets to prevent the recurrence of similar incidents.

At Keppel REIT's properties in Singapore, South Korea and Japan, fire drills and evacuation exercises are conducted to raise safety awareness amongst tenants. Through these exercises, the tenants familiarise themselves with safety procedures, fire hazards, use of preventive gears and emergency exit routes. At the Australia properties, external accredited trainers provide training on emergencies to on-site fire wardens at least twice a year.

Performance and Progress

In 2023, the Manager continued to adopt measures in line with health and safety advisories from the authorities to ensure a safe environment for tenants and visitors to its properties. Regular communications ensured tenants were kept up-to-date on the government regulations and operational changes.

In 2023, there were no cases of violation of laws, regulations or voluntary codes concerning tenant health and safety.

A total of $100,000 was raised for the Singapore Cancer Society through the Keppel Golf Day tournament on 4 August 2023.

"I am grateful for the opportunity to volunteer with MDAS. Being able to give back to the community through planning an engaging activity was fulfilling and enjoyable. I am proud to be in a company that provides such opportunities that foster a greater sense of community."

BLYTHE HIO, employee of the Manager

The Manager's dedication to upholding high standards of health and safety at Keppel REIT's properties is exemplified by the attainment of WELL Health-Safety Rating for all Singapore properties and the NABERS Indoor Environmental rating.

In January 2023, a safety walkabout was organised for the Independent Directors and senior management to observe the safety features of Keppel REIT's properties in Singapore and how work is carried out on a day-to-day basis.

In addition to ensuring the safety of its tenants, Keppel REIT has put in place initiatives to care for the health of its tenants and encourage an active lifestyle. In collaboration with HPB (Health Promotion Board), exercises like Yoga, Zumba were organised throughout the year for tenants at various properties.

COMMUNITY DEVELOPMENT AND ENGAGEMENT

Management Approach

Aligning with the principle of "Doing Well by Doing Good", the Manager believes in enriching communities in regions where it operates, actively contributing to positive local impact through Keppel's Corporate Social Responsibility (CSR) initiatives, charitable donation and community engagement programs. The Manager's dedication extends to fostering enduring relationships among its employees and local communities. This commitment is underscored by continuous investments in various community initiatives and partnerships, exemplified by active participation in community activities in collaboration with partner organisations. These endeavours are designed to strengthen connections, "I wish to extend my heartfelt gratitude for the invaluable collaborations between our organisations since 2014. This year, we had quite a number of new members who attended the activities. Thank you for continuously looking out for our beneficiaries and providing them with unforgettable experiences. We look forward in building a closer relationship in the upcoming year."

JUDY WEE, Executive Director of MDAS

promoting a heightened sense of community and shared purpose.

To further encourage employees to participate in community initiatives and give back to society, all employees are entitled to two days of paid volunteerism leave annually. Additionally, the Manager proactively collaborates with tenants and the community to heighten awareness on pressing issues, including climate change and resource conservation, thereby reinforcing a shared commitment to environmental stewardship.

Performance and Progress

The Manager, together with Keppel FM&I, dedicated more than 900 hours to community outreach activities in 2023. In addition, the Manager contributed approximately $119,000 to the Keppel Care Foundation to support philanthropic initiatives and community needs.

In addition to employees' participation in community activities, Keppel REIT also actively engages its tenants to contribute to the community. In collaboration with various organisations such as the Singapore Cancer Society and Muscular Dystrophy Association (Singapore), a Christmas charity bazaar was hosted at Keppel Bay Tower to raise awareness for these organisations, which also allowed tenants to show support towards such charitable causes. The Keppel Golf Day tournament saw Keppel, through its philanthropic arm, the Keppel Care Foundation, in a joint effort with Keppel's tenants and business partners, raise $100,000 for the Singapore Cancer Society. The Manager's employees, together with Red Shield Industries, the social enterprise arm of The Salvation Army, organised a donation packing event to pack and sort donated items in support of Red Shield Industries' mission of providing holistic care to the community.

Community Engagement Activities in 2023

Art Jamming

The art jamming event was jointly organised by Keppel REIT and Keppel's Real Estate Division. There were 30 attendees from 10 tenants from Keppel Bay Tower who participated in the event. Attendees were guided on the different art styles and techniques of using quartz sand with acrylic paint to create their own unique textured art pieces.

Salsa Dance Workshop

As part of its community engagement activities, Keppel REIT, in collaboration with Keppel's Real Estate Division, organised a Salsa beginner class for its tenants at Keppel Bay Tower. The class was conducted by an award-winning dance studio and saw 22 attendees from 13 tenants participate in the event.

Eco Gardening Day

In collaboration with the tenants from One Raffles Quay and Marina Bay Financial Centre, Keppel volunteers took part in the Eco-Gardening Day where they planted various trees and shrubs, created seaweed fertiliser.

Dignity Kitchen's Afternoon Tea with Seniors

Volunteers from the Manager and tenants collaborated with Dignity Kitchen to cook and serve afternoon tea to seniors from Lions Befrienders Service Association (Singapore). In addition, lively karaoke sessions were also organised. This event helped advocate inclusivity, fostering sustainable employment opportunities for individuals with special needs.

GRI Content Index

Statement of Use	Keppel REIT has reported in accordance with the GRI Standards for the period from 1 January 2023 to 31 December 2023
GRI 1 Used	GRI 1: Foundation 2021
Applicable GRI Sector Standard(s)	Not applicable

GRI Standard	Disclosure Number	Disclosure Title	Page References	Omission
General Disclosure				
GRI 2: General Disclosures 2021	2-1	Organisational details	3, 72 to 74	
	2-2	Entities included in the organisation's sustainability reporting	72	
	2-3	Reporting period, frequency and contact point	72	
	2-4	Restatements of information	82 to 83, 91 and 92	
	2-5	External assurance	72	
	2-6	Activities, value chain and other business relationships	There are no significant changes to the organisation and its supply chain.	
	2-7	Employees	98 to 101	
	2-8	Workers who are not employees	Not relevant. KREIT does not have non-employees.	
	2-9	Governance structure and composition	12 to 13, 16 to 19	
	2-10	Nomination and selection of the highest governance body	180 to 183	
	2-11	Chair of the highest governance body	16	
	2-12	Role of the highest governance body in overseeing the management of impacts	73 to 75	
	2-13	Delegation of responsibility for managing impacts	73 to 75	
	2-14	Role of the highest governance body in sustainability reporting	73 to 75	
	2-15	Conflicts of interest	177	
	2-16	Communication of critical concerns	94	
	2-17	Collective knowledge of the highest governance body	16 to 18	
	2-18	Evaluation of the performance of the highest governance body	94, 183 to 188	
	2-19	Remuneration policies	94, 183 to 188	
	2-20	Process to determine remuneration	183 to 188	
	2-21	Annual total compensation ratio		Confidentiality constraints. Due to the highly competitive conditions in the industry where poaching of senior management is commonplace, the Manager is not able to disclose this information. For more details on our remuneration policy and structure, please refer to pages 184 to 187.
	2-22	Statement on sustainable development strategy	73	
	2-23	Policy commitments	73, 94	
	2-24	Embedding policy commitments	73, 94, 97	
	2-25	Processes to remediate negative impacts	198 to 199	
	2-26	Mechanisms for seeking advice and raising concerns	94, 198 to 199	
	2-27	Compliance with laws and regulations	94	
	2-28	Membership associations	78	
	2-29	Approach to stakeholder engagement	80	
	2-30	Collective bargaining agreements	98	
GRI 3: Material Topics 2021	3-1	Process to determine material topics	75	
	3-2	List of material topics	75	

GRI Standard	Disclosure Number	Disclosure Title	Page References	Omission
		Environmental Stewardship		
		Energy		
GRI 3: Material Topics 2021	3-3	Management of material topics	81 to 82	
GRI 302: Energy 2016	302-1	Energy consumption within the organisation	83	
	302-2	Energy consumption outside of the organisation	83	
	302-3	Energy intensity	83	
		Emissions		
GRI 3: Material Topics 2021	3-3	Management of material topics	81 to 82	
GRI 305: Emissions 2016	305-1	Direct (Scope 1) GHG emissions	82	
	305-2	Energy indirect (Scope 2) GHG emissions	82	
	305-3	Other indirect (Scope 3) GHG emissions	82	
	305-4	GHG emissions intensity	82	
		Climate Change Adaptation		
GRI 3: Material Topics 2021	3-3	Management of material topics	84 to 90	
		Waste Management		
GRI 3: Material Topics 2021	3-3	Management of material topics	92	
GRI 306: Waste 2020	306-1	Waste generation and significant waste-related impacts	92	
	306-2	Management of significant waste-related impacts	92	
		Water Management		
GRI 3: Material Topics 2021	3-3	Management of material topics	91	
GRI 303: Water and Effluents 2018	303-1	Interactions with water as a shared resource	91	
	303-2	Management of water discharge-related impacts	91	
	303-3	Water withdrawal	91	
		Responsible Business		
		Economic Sustainability		
GRI 3: Material Topics 2021	3-3	Management of material topics	93	
GRI 201: Economic Performance 2016	201-1	Direct economic value generated and distributed	93	
		Corporate Governance		
GRI 3: Material Topics 2021	3-3	Management of material topics	93 to 94	
		Ethics and Integrity		
GRI 3: Material Topics 2021	3-3	Management of material topics	94	
GRI 205: Anti-corruption 2016	205-2	Communication and training about anti-corruption policies and procedures	94	
	205-3	Confirmed incidents of corruption and actions taken	94	
GRI 419: Socioeconomic Compliance	419-1	Non-compliance with laws and regulations in the social and economic area	94	
		Building and Service Quality		
GRI 3: Material Topics 2021	3-3	Management of material topics	95 to 96	

GRI Content Index

GRI Standard	Disclosure Number	Disclosure Title	Page References	Omission
		Cybersecurity and Data Privacy		
GRI 3: Material Topics 2021	3-3	Management of material topics	96 to 97	
GRI 418: Customer Privacy 2016	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	97	
		Sustainable Supply Chain Management		
GRI 3: Material Topics 2021	3-3	Management of material topics	97	
		People and Community		
		Human Capital Management		
GRI 3: Material Topics 2021	3-3	Management of material topics	98 to 101	
GRI 401: Employment 2016	401-1	New employee hires and employee turnover	99	
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	98 to 100	
GRI 404: Training and Education 2016	404-1	Average hours of training per year per employee	99 to 100	
	404-2	Programs for upgrading employee skills and transition assistance programs	98 to 101	
	404-3	Percentage of employees receiving regular performance and career development reviews	98 to 101	
		Diversity and Inclusion		
GRI 3: Material Topics 2021	3-3	Management of material topics	101 to 102	
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	102	
GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	102	
		Employee Health and Wellbeing		
GRI 3: Material Topics 2021	3-3	Management of material topics	102 to 103	
GRI 403: Occupational Health and Safety 2018	403-1	Occupational health and safety management system	102 to 103	
	403-2	Hazard identification, risk assessment, and incident investigation	102 to 103	
	403-5	Worker training on occupational health and safety	102 to 103	
	403-6	Promotion of worker health	102 to 103	
	403-9	Work-related injuries	103	
		Tenant Health and Safety		
GRI 3: Material Topics 2021	3-3	Management of material topics	104	
		Community Development and Engagement		
GRI 3: Material Topics 2021	3-3	Management of material topics	104 to 105	

FINANCIAL STATEMENTS

GOVERNANCE

OTHER INFORMATION

Report of the Trustee

For the financial year ended 31 December 2023

HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”) is under a duty to take into custody and hold the assets of Keppel REIT and its subsidiaries in trust for the holders of units (“Unitholders”) in Keppel REIT. In accordance with the Securities and Futures Act 2001 of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of Keppel REIT Management Limited (the “Manager”) for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 28 November 2005 (as amended) (the “Trust Deed”) between the Manager and the Trustee in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed Keppel REIT and its subsidiaries during the period covered by these financial statements, set out on pages 115 to 175 in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee,
HSBC Institutional Trust Services (Singapore) Limited

Authorised Signatory

Singapore, 21 February 2024

Statement by the Manager

For the financial year ended 31 December 2023

In the opinion of the Directors of Keppel REIT Management Limited (the "Manager"), the accompanying financial statements set out on pages 115 to 175 comprising the Balance Sheets, Consolidated Statement of Profit or Loss, Consolidated Statement of Comprehensive Income, Distribution Statement, Portfolio Statement, Statements of Movements in Unitholders' Funds, Consolidated Statement of Cash Flows and Notes to the Financial Statements are drawn up so as to present fairly, in all material respects, the financial positions of the Group and the Trust as at 31 December 2023, the profit or loss and other comprehensive income, distributable income, movements in Unitholders' funds and cash flows of the Group and the movements in Unitholders' funds of the Trust for the year ended on that date in accordance with the Singapore Financial Reporting Standards (International) and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting. At the date of this statement, there are reasonable grounds to believe that the Group and the Trust would be able to meet their financial obligations as and when they materialise.

For and on behalf of the Manager,
Keppel REIT Management Limited

Christina Tan

Christina Tan
Director

Singapore, 21 February 2024

Independent Auditor's Report to the Unitholders of Keppel REIT

(Constituted under a Trust Deed in the Republic of Singapore)
For the financial year ended 31 December 2023

Our opinion

In our opinion, the accompanying consolidated financial statements of Keppel REIT (the "Trust") and its subsidiaries (the "Group") and the balance sheet and the statement of movements in unitholders' funds of the Trust are properly drawn up in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)s") and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code") so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of the Trust and the consolidated portfolio holdings of the Group as at 31 December 2023 and the consolidated financial performance of the Group, the consolidated amount distributable of the Group, the consolidated movements in unitholders' funds of the Group and movements in unitholders' funds of the Trust, and the consolidated cash flows of the Group for the financial year ended on that date.

What we have audited
The financial statements of the Group and the Trust comprise:
- the balance sheets of the Group and the Trust as at 31 December 2023;
- the consolidated statement of profit or loss of the Group for the financial year ended 31 December 2023;
- the consolidated statement of comprehensive income of the Group for the financial year then ended;
- the distribution statement of the Group for the financial year then ended;
- the portfolio statement of the Group as at 31 December 2023;
- the statements of movements in unitholders' funds for the Group and the Trust for the financial year then ended;
- the consolidated statement of cash flows of the Group for the financial year then ended; and
- the notes to the financial statements, including material accounting policy information.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of material accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 December 2023. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties	
Refer to *Note 3 (Investment properties)* The Group owns a portfolio of investment properties stated at their fair values based on independent external valuations. As at 31 December 2023, the carrying value of the Group's investment properties of $4.9 billion accounted for about 59.7% of the Group's total assets. Information relating to these investment properties are disclosed in Note 3 to the accompanying financial statements. The valuation of the investment properties is a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include capitalisation rates and discount rates and are dependent on the nature of each investment property and the prevailing market conditions.	Our audit procedures included the following: Assessed the competence, capabilities and objectivity of the independent valuers engaged to perform the valuations of the investment properties; Assessed the appropriateness of methodologies and assumptions applied for valuation by the independent valuers: • Obtained an understanding of the techniques used by the independent valuers in determining the valuations of individual investment properties; • Discussed the significant assumptions made by the independent valuers for the key inputs used in the valuation techniques;

Key Audit Matter	How our audit addressed the Key Audit Matter
The information about the key inputs that were used to determine the fair value of the investment properties are disclosed in Note 31(d) to the accompanying financial statements.	• Tested the integrity of information, including underlying lease and financial information provided to the independent valuers; and • Assessed the reasonableness of the capitalisation rates and discount rates used in the valuations by comparing them against industry rates and those of comparable properties. The independent valuers are members of recognised bodies for professional valuers. The valuation techniques used were appropriate in relation to the Group's investment properties and the significant assumptions used for the key inputs were within the range used by valuers of similar investment properties. We have assessed the adequacy of the disclosures relating to the assumptions in the valuation of investment properties.

Other Information
The Manager is responsible for the other information. The other information comprises the Report of the Trustee, and Statement by the Manager (but does not include the financial statements and our auditor's report thereon) which we obtained prior to the date of this auditor's report, and other sections of the Trust's annual report ("Other Sections"), which are expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements
The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I)s and applicable requirements of the CIS Code, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Independent Auditor's Report to the Unitholders of Keppel REIT

(Constituted under a Trust Deed in the Republic of Singapore)
For the financial year ended 31 December 2023

Auditor's Responsibilities for the Audit of the Financial Statements (continued)
As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Maurice Loh Seow Wee.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 21 February 2024

Balance Sheets

As at 31 December 2023

	Note	GROUP 2023 $'000	GROUP 2022 $'000	TRUST 2023 $'000	TRUST 2022 $'000
Non-current assets					
Investment properties	3	**4,927,549**	4,917,045	**–**	–
Investments in subsidiaries	4	**–**	–	**2,087,290**	2,087,193
Investments in associates	5	**2,680,059**	2,615,186	**2,023,195**	2,023,195
Advances to associates	7	**51,343**	51,343	**51,343**	51,343
Investments in joint ventures	6	**403,000**	430,898	**–**	–
Amounts owing by subsidiaries	8	**–**	–	**1,688,218**	1,665,012
Fixed assets		**322**	116	**–**	–
Financial assets at fair value through profit or loss	10	**1,207**	17,474	**–**	–
Derivative financial instruments	13	**25,837**	52,504	**17,584**	34,157
Other non-current asset		**910**	948	**–**	–
		8,090,227	8,085,514	**5,867,630**	5,860,900
Current assets					
Trade and other receivables	9	**13,840**	19,866	**30,752**	28,463
Advances to associates	7	**–**	570,156	**–**	570,156
Prepaid expenses		**1,332**	958	**4**	10
Financial assets at fair value through profit or loss	10	**8,260**	–	**–**	–
Cash and bank balances	11	**141,579**	186,433	**64,424**	98,182
Derivative financial instruments	13	**4,090**	18,448	**4,090**	17,390
		169,101	795,861	**99,270**	714,201
Total assets		**8,259,328**	8,881,375	**5,966,900**	6,575,101
Current liabilities					
Trade and other payables	12	**59,627**	57,837	**28,851**	18,342
Income received in advance		**2,514**	2,324	**–**	–
Borrowings (secured)	14	**135,607**	1,579	**–**	–
Borrowings (unsecured)	14	**129,076**	642,111	**128,297**	63,975
Security deposits		**10,590**	8,528	**–**	–
Derivative financial instruments	13	**47**	56	**47**	56
Provision for taxation		**469**	1,831	**–**	–
		337,930	714,266	**157,195**	82,373
Non-current liabilities					
Borrowings (secured)	14	**505,727**	644,407	**–**	–
Borrowings (unsecured)	14	**1,567,988**	1,563,783	**1,572,641**	2,145,678
Derivative financial instruments	13	**8,851**	7,084	**8,851**	7,084
Security deposits		**36,508**	37,374	**–**	–
Deferred tax liabilities	16	**51,259**	49,157	**–**	–
		2,170,333	2,301,805	**1,581,492**	2,152,762
Total liabilities		**2,508,263**	3,016,071	**1,738,687**	2,235,135
Net assets		**5,751,065**	5,865,304	**4,228,213**	4,339,966
Represented by:					
Unitholders' funds		**5,004,621**	5,118,916	**3,926,190**	4,037,943
Perpetual securities	17	**302,023**	302,023	**302,023**	302,023
Non-controlling interests	18	**444,421**	444,365	**–**	–
		5,751,065	5,865,304	**4,228,213**	4,339,966
Units in issue ('000)	17	**3,782,553**	3,742,223	**3,782,553**	3,742,223
Net asset value per Unit ($)		**1.32**	1.37	**1.04**	1.08

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Profit or Loss

For the financial year ended 31 December 2023

	Note	GROUP 2023 $'000	2022 $'000
Property income	20	**233,071**	219,286
Property expenses	21	**(50,692)**	(43,344)
Net property income		**182,379**	175,942
Rental support	22	**10,874**	1,688
Share of results of associates	5	**80,125**	77,787
Share of results of joint ventures	6	**23,665**	22,907
Interest income		**7,340**	25,264
Trust expenses	23	**(62,380)**	(63,488)
Borrowing costs	24	**(66,983)**	(57,736)
Net foreign exchange differences		**20,222**	(2,390)
Net change in fair value of financial assets at fair value through profit or loss		**(7,379)**	3,510
Net change in fair value of derivatives		**(4,510)**	5,506
Profit before net change in fair value of investment properties		**183,353**	188,990
Net change in fair value of investment properties	25	**24,698**	261,458
Profit before tax		**208,051**	450,448
Income tax expense	26	**(11,572)**	(2,045)
Profit for the year		**196,479**	448,403
Attributable to:			
Unitholders		**168,581**	405,387
Perpetual securities holders		**9,450**	9,450
Non-controlling interests		**18,448**	33,566
		196,479	448,403
Earnings per Unit (cents) based on profit for the year attributable to Unitholders			
– Basic	27	**4.48**	10.89
– Diluted	27	**4.47**	10.76
Earnings per Unit (cents) based on profit before net change in fair value of investment properties and related tax expenses			
– Basic	27	**3.98**	4.37
– Diluted	27	**3.98**	4.36

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Comprehensive Income

For the financial year ended 31 December 2023

	Note	GROUP 2023 $'000	GROUP 2022 $'000
Profit for the year		**196,479**	448,403
Items that may be reclassified subsequently to profit or loss:			
Cash flow hedges			
– Fair value changes for the year	19	**10,141**	62,318
– Realised and transferred to profit or loss	19	**(45,119)**	(7,143)
Foreign currency translation			
– Exchange differences for the year	19	**(53,622)**	(63,159)
Share of other comprehensive income of associates			
– Cash flow hedges	19	**(13,192)**	26,674
Other comprehensive income for the year, net of tax		**(101,792)**	18,690
Total comprehensive income for the year		**94,687**	467,093
Attributable to:			
Unitholders		**68,986**	420,799
Perpetual securities holders		**9,450**	9,450
Non-controlling interests		**16,251**	36,844
		94,687	467,093

The accompanying notes form an integral part of these financial statements.

Distribution Statement

For the financial year ended 31 December 2023

	GROUP 2023 $'000	GROUP 2022 $'000
Income available for distribution to Unitholders at beginning of the year	**110,634**	106,666
Profit before net change in fair value of investment properties	**183,353**	188,990
Profit attributable to perpetual securities holders	**(9,450)**	(9,450)
Profit before net change in fair value of investment properties attributable to non-controlling interests	**(16,173)**	(15,004)
Net tax and other adjustments (Note A)	**72,501**	58,445
Income tax expense	**(11,572)**	(2,045)
	218,659	220,936
Income available for distribution to Unitholders	**329,293**	327,602
Distribution to Unitholders:		
Distribution of 2.88 cents per Unit for the period from 1/7/2021 to 31/12/2021	**–**	(106,428)
Distribution of 2.97 cents per Unit for the period from 1/1/2022 to 30/6/2022	**–**	(110,540)
Distribution of 2.95 cents per Unit for the period from 1/7/2022 to 31/12/2022	**(110,396)**	–
Distribution of 2.90 cents per Unit for the period from 1/1/2023 to 30/6/2023	**(108,965)**	–
Total Unitholders' distribution (including capital gains) (Note B)	**(219,361)**	(216,968)
Income available for distribution to Unitholders at end of the year	**109,932**	110,634
Note A – Net tax and other adjustments comprise:		
– Manager's management fees paid and payable in Units	**54,316**	52,676
– Trustee's fees	**949**	1,000
– Amortisation of capitalised transaction costs	**1,549**	1,941
– Share of results of associates	**(80,125)**	(77,787)
– Share of results of joint ventures	**(23,665)**	(22,907)
– Effects of recognising rental income on a straight-line basis over the lease terms	**(8,696)**	(9,947)
– Interest income to be received	**(210)**	(263)
– Interest accretion relating to convertible bonds	**621**	1,046
– Net change in fair value of financial assets at fair value through profit or loss	**7,379**	(3,510)
– Net change in fair value of derivatives (unrealised)	**7,804**	(5,506)
– Deferred tax expense	**3,844**	169
– Coupon income received	**3,903**	6,754
– Capital gains distribution	**20,000**	10,000
– Other items	**(18,236)**	4,970
	(30,567)	(41,364)
Dividend and distribution income from associates	**80,083**	76,742
Distribution income from joint ventures	**22,985**	23,067
Net tax and other adjustments	**72,501**	58,445
Note B – Total Unitholders' distribution		
– Taxable income	**(114,734)**	(149,534)
– Tax exempt income	**(84,378)**	(65,586)
– Capital gains	**(20,249)**	(1,848)
	(219,361)	(216,968)

The accompanying notes form an integral part of these financial statements.

Portfolio Statement

As at 31 December 2023

GROUP

Description of property	Tenure of land	Term of lease	Remaining term of lease	Location	Existing use	Carrying value 2023 $'000	Carrying value 2022 $'000	Percentage of net assets 2023 %	Percentage of net assets 2022 %
Investment properties in Singapore:									
Ocean Financial Centre[1]	Leasehold interest	99 years	87.0 years	10 Collyer Quay	Commercial	**2,690,000**	2,679,000	**46.8**	45.7
Keppel Bay Tower[2]	Leasehold interest	99 years	72.8 years	1 HarbourFront Avenue	Commercial	**715,000**	710,000	**12.4**	12.1
Investment properties in Australia:									
8 Exhibition Street[3]	Freehold	NA	NA	Melbourne	Commercial	**268,898**	280,233	**4.7**	4.8
Victoria Police Centre[4]	Freehold	NA	NA	Melbourne	Commercial	**368,885**	395,471	**6.4**	6.7
Pinnacle Office Park[5]	Freehold	NA	NA	Sydney	Commercial	**233,863**	280,509	**4.1**	4.8
2 Blue Street (formerly known as Blue & William)[6]	Freehold	NA	NA	Sydney	Commercial	**243,810**	194,057	**4.2**	3.3
Investment property in South Korea:									
T Tower[7]	Freehold	NA	NA	Seoul	Commercial	**318,777**	288,149	**5.5**	4.9
Investment property in Japan:									
KR Ginza II[8]	Freehold	NA	NA	Tokyo	Commercial	**88,316**	89,626	**1.5**	1.5
Investment properties, at valuation (Note 3)						**4,927,549**	4,917,045	**85.6**	83.8
Investments in associates and joint ventures, advances to associates (Notes 5, 6 and 7)						**3,134,402**	3,667,583	**54.5**	62.5
Investment properties held by joint ventures:									
8 Chifley Square[9]	Leasehold	99 years	81.3 years	Sydney	Commercial				
David Malcolm Justice Centre[10]	Leasehold	99 years	90.7 years	Perth	Commercial				
Investment properties held by associates:									
One Raffles Quay[11]	Leasehold	99 years	76.5 years	1 Raffles Quay	Commercial				
Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall[12]	Leasehold	99 years	80.8 years	Nos. 8, 8A and 10 Marina Boulevard	Commercial				
Marina Bay Financial Centre Tower 3[13]	Leasehold	99 years	82.2 years	No. 12 Marina Boulevard	Commercial				
Other assets and liabilities (net)						**(2,310,886)**	(2,719,324)	**(40.1)**	(46.3)
Net assets						**5,751,065**	5,865,304	**100.0**	100.0

1 Carrying value is based on 100.0% (2022: 100.0%) interest in Ocean Financial Centre. Keppel REIT owns approximately 79.9% (2022: 79.9%) interest in Ocean Financial Centre.
2 Carrying value is based on 100.0% (2022: 100.0%) interest in Keppel Bay Tower.
3 Comprises 50.0% (2022: 50.0%) interest in 8 Exhibition Street office building and 100.0% (2022: 100.0%) interest in the three adjacent retail units.
4 Comprises 50.0% (2022: 50.0%) interest in Victoria Police Centre.
5 Carrying value is based on 100.0% (2022: 100.0%) interest in Pinnacle Office Park.
6 Carrying value is based on 100.0% (2022: 100.0%) interest in 2 Blue Street.
7 Carrying value is based on 100.0% (2022: 100.0%) interest in T Tower. Keppel REIT owns approximately 99.4% (2022: 99.4%) interest in T Tower.
8 Carrying value is based on 100.0% (2022: 100.0%) interest in KR Ginza II. Keppel REIT owns approximately 98.5% (2022: 98.5%) interest in KR Ginza II.
9 Comprises 50.0% (2022: 50.0%) interest in 8 Chifley Square, held through Mirvac 8 Chifley Trust.
10 Comprises 50.0% (2022: 50.0%) interest in David Malcolm Justice Centre, held through Mirvac (Old Treasury) Trust.
11 Comprises one-third (2022: one-third) interest in One Raffles Quay, held through One Raffles Quay Pte Ltd.
12 Comprise one-third (2022: one-third) interest in Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall, held through BFC Development LLP.
13 Comprises one-third (2022: one-third) interest in Marina Bay Financial Centre Tower 3, held through Central Boulevard Development Pte. Ltd..

The accompanying notes form an integral part of these financial statements.

Portfolio Statement

As at 31 December 2023

The carrying values of the Group's investment properties as at 31 December 2023 and 31 December 2022 are based on valuations undertaken by various independent valuers. The independent valuers have appropriate professional qualifications and experience in the location and asset class of the properties being valued. The following valuations are determined based on the capitalisation approach, discounted cash flow analysis and direct comparison method, and assessed in accordance with the Group's respective interests in the properties.

FY2023

Property	Independent valuer	Date of valuation	Valuation $'000
Investment properties in Singapore:			
Ocean Financial Centre	Cushman & Wakefield VHS Pte. Ltd.	31 December 2023	**2,149,310**[1]
Keppel Bay Tower	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	31 December 2023	**715,000**
Investment properties in Australia:			
8 Exhibition Street, comprising 50% interest in the office building and 100% interest in the three adjacent retail units	CIVAS (VIC) Pty Limited	31 December 2023	**268,898**
Victoria Police Centre	m3property Australia Pty Ltd	31 December 2023	**368,885**
Pinnacle Office Park	Jones Lang LaSalle Advisory Services Pty Ltd	31 December 2023	**233,863**
2 Blue Street	Jones Lang LaSalle Advisory Services Pty Ltd	31 December 2023	**253,278**[2]
Investment property in South Korea:			
T Tower	Daehwa Appraisal Co., Ltd	31 December 2023	**316,803**[3]
Investment property in Japan:			
KR Ginza II	JLL Morii Valuation & Advisory K.K.	31 December 2023	**86,964**[4]
Investment properties held by associates:			
One Raffles Quay	Jones Lang LaSalle Property Consultants Pte Ltd	31 December 2023	**1,306,700**
Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall	CBRE Pte. Ltd.	31 December 2023	**1,793,000**
Marina Bay Financial Centre Tower 3	CBRE Pte. Ltd.	31 December 2023	**1,349,000**
Investment properties held by joint ventures:			
8 Chifley Square	CIVAS (NSW) Pty Limited	31 December 2023	**191,944**
David Malcolm Justice Centre	CBRE Valuations Pty Limited	31 December 2023	**211,359**
			9,245,004

The accompanying notes form an integral part of these financial statements.

FY2022

Property	Independent valuer	Date of valuation	Valuation $'000
Investment properties in Singapore:			
Ocean Financial Centre	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	31 December 2022	2,140,521[1]
Keppel Bay Tower	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	31 December 2022	710,000
Investment properties in Australia:			
8 Exhibition Street, comprising 50% interest in the office building and 100% interest in the three adjacent retail units	m3property Australia Pty Ltd	31 December 2022	280,233
Victoria Police Centre	m3property Australia Pty Ltd	31 December 2022	395,471
Pinnacle Office Park	Cushman & Wakefield (Valuations) Pty Ltd	31 December 2022	280,509
2 Blue Street	CIVAS (NSW) Pty Limited	31 December 2022	211,531[2]
Investment property in South Korea:			
T Tower	Kyungil Appraisal Co., Ltd	31 December 2022	286,364[3]
Investment property in Japan:			
KR Ginza II	JLL Morii Valuation & Advisory K.K.	31 December 2022	88,255[4]
Investment properties held by associates:			
One Raffles Quay	Savills Valuation and Professional Services (S) Pte Ltd	31 December 2022	1,282,000
Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall	CBRE Pte. Ltd.	31 December 2022	1,757,000
Marina Bay Financial Centre Tower 3	CBRE Pte. Ltd.	31 December 2022	1,310,000
Investment properties held by joint ventures:			
8 Chifley Square	CIVAS (NSW) Pty Limited	31 December 2022	209,232
David Malcolm Justice Centre	Cushman & Wakefield (Valuations) Pty Ltd	31 December 2022	221,648
			9,172,764

1 The carrying value based on 100.0% interest in Ocean Financial Centre is $2,690,000,000 (2022: $2,679,000,000).
2 The carrying value excluding rental support is $243,810,000 (2022: $194,057,000). As at 31 December 2022, the valuation of the property was derived on an "as is" basis.
3 The carrying value based on 100.0% interest in T Tower is $318,777,000 (2022: $288,149,000).
4 The carrying value based on 100.0% interest in KR Ginza II is $88,316,000 (2022: $89,626,000).

The investment properties comprise commercial properties that are mainly leased to third party tenants. Generally, these leases contain an initial non-cancellable period of between 1 and 30 years. Subsequent renewals are negotiated with individual lessees.

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

For the financial year ended 31 December 2023

	Attributable to Unitholders									
	Units in issue $'000	Treasury units $'000	Foreign currency translation reserve $'000	Hedging reserve $'000	Accumulated profits $'000	Other reserves $'000	Unitholders' funds $'000	Perpetual securities $'000	Non-controlling interests $'000	Total $'000
GROUP										
At 1 January 2023	3,943,181	–	(143,951)	72,204	1,241,308	6,174	5,118,916	302,023	444,365	5,865,304
Operations										
Profit attributable to Unitholders and non-controlling interests	–	–	–	–	168,581	–	168,581	–	18,448	187,029
Net increase in net assets resulting from operations	–	–	–	–	168,581	–	168,581	–	18,448	187,029
Unitholders' transactions										
Creation of Units										
– Payment of management fees in Units	53,261	–	–	–	–	–	53,261	–	–	53,261
Purchase of Units	–	(17,181)	–	–	–	–	(17,181)	–	–	(17,181)
Cancellation of treasury units	(17,181)	17,181	–	–	–	–	–	–	–	–
Distribution to Unitholders	–	–	–	–	(219,361)	–	(219,361)	–	–	(219,361)
Net increase/(decrease) in net assets resulting from Unitholders' transactions	36,080	–	–	–	(219,361)	–	(183,281)	–	–	(183,281)
Perpetual securities										
Profit attributable to perpetual securities holders	–	–	–	–	–	–	–	9,450	–	9,450
Distribution to perpetual securities holders	–	–	–	–	–	–	–	(9,450)	–	(9,450)
Net movement in net assets resulting from perpetual securities holders' transactions	–	–	–	–	–	–	–	–	–	–
Net movement in foreign currency translation reserve	–	–	(53,667)	–	–	–	(53,667)	–	45	(53,622)
Net change in fair value of cash flow hedges	–	–	–	(32,736)	–	–	(32,736)	–	(2,242)	(34,978)
Share of net change in fair value of cash flow hedges of associates	–	–	–	(13,192)	–	–	(13,192)	–	–	(13,192)
Distribution to non-controlling interests	–	–	–	–	–	–	–	–	(16,195)	(16,195)
At 31 December 2023	3,979,261	–	(197,618)	26,276	1,190,528	6,174	5,004,621	302,023	444,421	5,751,065

The accompanying notes form an integral part of these financial statements.

	Attributable to Unitholders								
	Units in issue $'000	Foreign currency translation reserve $'000	Hedging reserve $'000	Accumulated profits $'000	Other reserves $'000	Unitholders' funds $'000	Perpetual securities $'000	Non-controlling interests $'000	Total $'000
GROUP									
At 1 January 2022	3,890,819	(80,899)	(6,260)	1,048,269	14,259	4,866,188	302,023	421,773	5,589,984
Operations									
Profit attributable to Unitholders and non-controlling interests	–	–	–	405,387	–	405,387	–	33,566	438,953
Net increase in net assets resulting from operations	–	–	–	405,387	–	405,387	–	33,566	438,953
Unitholders' transactions									
Creation of Units									
– Payment of management fees in Units	52,362	–	–	–	–	52,362	–	–	52,362
Distribution to Unitholders	–	–	–	(216,968)	–	(216,968)	–	–	(216,968)
Net increase/(decrease) in net assets resulting from Unitholders' transactions	52,362	–	–	(216,968)	–	(164,606)	–	–	(164,606)
Perpetual securities									
Profit attributable to perpetual securities holders	–	–	–	–	–	–	9,450	–	9,450
Distribution to perpetual securities holders	–	–	–	–	–	–	(9,450)	–	(9,450)
Net movement in net assets resulting from perpetual securities holders' transactions	–	–	–	–	–	–	–	–	–
Net movement in foreign currency translation reserve	–	(63,052)	–	–	–	(63,052)	–	(107)	(63,159)
Net change in fair value of cash flow hedges	–	–	51,790	–	–	51,790	–	3,385	55,175
Share of net change in fair value of cash flow hedges of associates	–	–	26,674	–	–	26,674	–	–	26,674
Distribution to non-controlling interests	–	–	–	–	–	–	–	(15,086)	(15,086)
Redemption of convertible bonds	–	–	–	4,620	(8,085)	(3,465)	–	–	(3,465)
Capital contribution from non-controlling interest	–	–	–	–	–	–	–	834	834
At 31 December 2023	3,943,181	(143,951)	72,204	1,241,308	6,174	5,118,916	302,023	444,365	5,865,304

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

For the financial year ended 31 December 2023

	Attributable to Unitholders							
	Units in issue $'000	Treasury units $'000	Hedging reserve $'000	Accumulated profits $'000	Other reserves $'000	Unitholders' funds $'000	Perpetual securities $'000	Total $'000
TRUST								
At 1 January 2023	**3,943,181**	**–**	**39,375**	**52,435**	**2,952**	**4,037,943**	**302,023**	**4,339,966**
Operations								
Profit attributable to Unitholders	**–**	**–**	**–**	**95,426**	**–**	**95,426**	**–**	**95,426**
Net increase in net assets resulting from operations	**–**	**–**	**–**	**95,426**	**–**	**95,426**	**–**	**95,426**
Unitholders' transactions								
Creation of Units								
– Payment of management fees in Units	**53,261**	**–**	**–**	**–**	**–**	**53,261**	**–**	**53,261**
Purchase of Units	**–**	**(17,181)**	**–**	**–**	**–**	**(17,181)**	**–**	**(17,181)**
Cancellation of treasury units	**(17,181)**	**17,181**	**–**	**–**	**–**	**–**	**–**	**–**
Distribution to Unitholders	**–**	**–**	**–**	**(219,361)**	**–**	**(219,361)**	**–**	**(219,361)**
Net increase/(decrease) in net assets resulting from Unitholders' transactions	**36,080**	**–**	**–**	**(219,361)**	**–**	**(183,281)**	**–**	**(183,281)**
Perpetual securities								
Profit attributable to perpetual securities holders	**–**	**–**	**–**	**–**	**–**	**–**	**9,450**	**9,450**
Distribution to perpetual securities holders	**–**	**–**	**–**	**–**	**–**	**–**	**(9,450)**	**(9,450)**
Net movement in net assets resulting from perpetual securities holders' transactions	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**–**
Net change in fair value of cash flow hedges	**–**	**–**	**(23,898)**	**–**	**–**	**(23,898)**	**–**	**(23,898)**
At 31 December 2023	**3,979,261**	**–**	**15,477**	**(71,500)**	**2,952**	**3,926,190**	**302,023**	**4,228,213**
At 1 January 2022	3,890,819	–	836	159,906	11,037	4,062,598	302,023	4,364,621
Operations								
Profit attributable to Unitholders	–	–	–	104,877	–	104,877	–	104,877
Net increase in net assets resulting from operations	–	–	–	104,877	–	104,877	–	104,877
Unitholders' transactions								
Creation of Units								
– Payment of management fees in Units	52,362	–	–	–	–	52,362	–	52,362
Distribution to Unitholders	–	–	–	(216,968)	–	(216,968)	–	(216,968)
Net increase/(decrease) in net assets resulting from Unitholders' transactions	52,362	–	–	(216,968)	–	(164,606)	–	(164,606)
Perpetual securities								
Profit attributable to perpetual securities holders	–	–	–	–	–	–	9,450	9,450
Distribution to perpetual securities holders	–	–	–	–	–	–	(9,450)	(9,450)
Net movement in net assets resulting from perpetual securities holders' transactions	–	–	–	–	–	–	–	–
Net change in fair value of cash flow hedges	–	–	38,539	–	–	38,539	–	38,539
Redemption of convertible bonds	–	–	–	4,620	(8,085)	(3,465)	–	(3,465)
At 31 December 2022	3,943,181	–	39,375	52,435	2,952	4,037,943	302,023	4,339,966

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2023

	GROUP	
	2023 $'000	2022 $'000
Operating activities		
Profit before tax	**208,051**	450,448
Adjustments for:		
Interest income	**(7,340)**	(25,264)
Share of results of associates	**(80,125)**	(77,787)
Share of results of joint ventures	**(23,665)**	(22,907)
Borrowing costs	**66,983**	57,736
Management fees paid and payable in Units	**54,316**	52,676
Net change in fair value of financial assets at fair value through profit or loss	**7,379**	(3,510)
Net change in fair value of derivatives	**4,510**	(5,506)
Net change in fair value of investment properties	**(24,698)**	(261,458)
Depreciation	**51**	32
Rental support	**(10,874)**	(1,688)
Unrealised currency translation differences	**(4,934)**	4,628
Operating cash flows before changes in working capital	**189,654**	167,400
(Increase)/decrease in receivables	**(4,492)**	112
Decrease in payables	**(8,602)**	(1,822)
Increase in security deposits	**2,433**	1,893
Cash flows from operations	**178,993**	167,583
Income taxes paid	**(9,093)**	(5,349)
Net cash flows provided by operating activities	**169,900**	162,234
Investing activities		
Acquisition of investment property	**–**	(94,912)
Transaction and other related costs incurred on acquisition of investment property	**–**	(1,659)
Progress payments on investment property under development, net of coupon received (Note A)	**(76,219)**	(60,401)
Subsequent expenditure on investment properties	**(7,294)**	(10,611)
Purchase of fixed assets	**(257)**	(16)
Interest received	**7,393**	25,011
Rental support received	**10,009**	1,688
Investment in a joint venture	**(3,573)**	(4,956)
Dividend and distribution income received from associates	**80,083**	76,742
Distribution income received from joint ventures	**22,985**	23,067
Repayment of advances by/(advance to) an associate	**570,156**	(332)
Net cash flows provided by/(used in) investing activities	**603,283**	(46,379)
Financing activities		
Loans drawn	**285,686**	802,281
Repayment of loans	**(974,022)**	(419,190)
Redemption of convertible bonds	**–**	(146,500)
Repayment of medium term notes	**–**	(50,000)
Proceeds from issuance of medium term notes	**200,000**	–
Payment of financing expenses/upfront debt arrangement costs	**(1,767)**	(2,637)
Issue expenses for medium term notes	**(1,200)**	–
Distribution to non-controlling interests	**(16,195)**	(15,086)
Distribution to Unitholders	**(219,361)**	(216,968)
Distribution to perpetual securities holders	**(9,450)**	(9,450)
Interest paid	**(61,086)**	(53,866)
Purchase of Units	**(17,181)**	–
Net cash flows used in financing activities	**(814,576)**	(111,416)
Net (decrease)/increase in cash and cash equivalents	**(41,393)**	4,439
Cash and cash equivalents at beginning of the year	**174,963**	176,232
Effect of exchange rate changes on cash and cash equivalents	**(2,964)**	(5,708)
Cash and cash equivalents at end of the year (Note 11)	**130,606**	174,963
Cash and bank balances	**141,579**	186,433
Less: Restricted cash and bank balances (Note B)	**(10,973)**	(11,470)
Cash and cash equivalents per Consolidated Statement of Cash Flows	**130,606**	174,963

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Cash Flows

For the financial year ended 31 December 2023

Reconciliation of liabilities from financing activities

	2023			2022		
	Borrowings $'000	**Convertible bonds $'000**	**Total $'000**	Borrowings $'000	Convertible bonds $'000	Total $'000
GROUP						
As at 1 January	**2,799,313**	**52,567**	**2,851,880**	2,532,954	193,853	2,726,807
Net principal drawn and financing expenses/ upfront debt arrangement costs	**(690,103)**	**–**	**(690,103)**	381,664	–	381,664
Proceeds from issuance of medium term notes, net of issue expenses	**198,800**	**–**	**198,800**	–	–	–
Repayment of medium term notes	**–**	**–**	**–**	(50,000)	–	(50,000)
Redemption of convertible bonds	**–**	**–**	**–**	–	(146,500)	(146,500)
Difference between principal redeemed and carrying value of liability component on redemption of convertible bonds	**–**	**–**	**–**	–	3,383	3,383
Non-cash changes						
Amortisation of capitalised transaction costs	**1,936**	**109**	**2,045**	1,483	785	2,268
Interest accretion	**–**	**621**	**621**	–	1,046	1,046
Foreign exchange movement	**(24,845)**	**–**	**(24,845)**	(66,788)	–	(66,788)
As at 31 December	**2,285,101**	**53,297**	**2,338,398**	2,799,313	52,567	2,851,880

Note A – Progress payments on investment property under development, net of coupon received

During the development period of 2 Blue Street, the developer provided a coupon of 4.5% per annum on cumulative progress payments made. During the financial year ended 31 December 2023, coupon received of $3,903,000 (2022: $6,754,000) was offset against progress payments made. 2 Blue Street achieved practical completion on 3 April 2023.

Note B – Restricted cash and bank balances

This relates to tenant security deposits held in designated accounts for T Tower and cash reserves maintained for KR Ginza II which is a requirement of the bank.

Note C – Significant non-cash transactions

The following were the significant non-cash transactions:

i. 59,980,374 (2022: 46,804,424) Units were issued as payment of management fees to the Manager, amounting to $53,261,000 (2022: $52,362,000).

The accompanying notes form an integral part of these financial statements.

These notes form an integral part of the financial statements.

The financial statements of Keppel REIT (the "Trust") and its subsidiaries (the "Group") for the financial year ended 31 December 2023 were authorised for issue by the Manager on 21 February 2024.

1. GENERAL

Keppel REIT is a Singapore-domiciled real estate investment trust constituted by the Trust Deed dated 28 November 2005 (as amended) (the "Trust Deed") between Keppel REIT Management Limited (the "Manager") and the trustee. The Trust Deed is governed by the laws of the Republic of Singapore. HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") is under a duty to take into custody and hold the assets of the Trust and its subsidiaries in trust for the holders ("Unitholders") of units in the Trust (the "Units"). The address of the Trustee's registered office and principal place of business is 10 Marina Boulevard, #48-01 Marina Bay Financial Centre Tower 2, Singapore 018983.

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 28 April 2006 and was included in the Central Provident Fund Investment Scheme on 28 April 2006. The principal activity of the Trust is to invest in a portfolio of quality real estate and real estate-related assets which are predominantly used for commercial purposes in Singapore and Asia with the primary objective of generating stable returns to its Unitholders and achieving long-term capital growth. The principal activities of its subsidiaries, associates and joint ventures are set out in Notes 4, 5 and 6 respectively.

The Trust has entered into several service agreements in relation to the management of the Trust and its property operations. The fee structures of these services are as follows:

a. Property management fees

Under the property management agreements for property management services rendered by Keppel Real Estate Services Pte. Ltd. (previously Keppel REIT Property Management Pte. Ltd.) (the "Property Manager"), the Trustee will pay the Property Manager property management fees at the following rates:

Ocean Properties LLP
3.0% per annum of the property income.

The Property Manager is also entitled to receive leasing commission of up to one month's Gross Rent (base rental income and tenant service charge) or licence fee, as applicable, for securing a tenancy or licence depending on the length of the new or renewed tenancy.

The property management fees are payable monthly in arrears.

Keppel Bay Tower LLP
$55,000 per month; or 3.0% of the month's net property income, whichever is higher.

The Property Manager is also entitled to receive leasing commission of up to two months' Gross Rent (base rental income and tenant service charge) or licence fee, as applicable, for securing a tenancy or licence depending on the length of the new or renewed tenancy.

The property management fees are payable monthly in arrears.

1. GENERAL (continued)

b. Manager's management fees

Pursuant to the Trust Deed, the Manager is entitled to the following management fees:

i. a base fee of 0.5% per annum of the value of all the assets for the time being of the Trust or deemed to be held upon the Trust constituted under the Trust Deed ("Deposited Property"); and
ii. an annual performance fee of 3.0% per annum of the Net Property Income (as defined in the Trust Deed) of the Trust and any Special Purpose Vehicles (as defined in the Trust Deed) after deducting all applicable taxes payable.

The management fees will be paid in the form of cash and/or Units (as the Manager may elect). The management fees payable in Units will be issued at the volume weighted average price for a Unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the period of 10 Business Days (as defined in the Trust Deed) immediately preceding the relevant Business Day.

The base fee component of the Manager's management fees is payable quarterly in arrears. This is presented net of management fees paid to external asset and investment managers. The performance fee component of the Manager's management fees will be paid on an annual basis in arrears, subsequent to the applicable financial year.

The Manager is also entitled to receive an acquisition fee at the rate of 1.0% of acquisition price and a divestment fee of 0.5% of sale price on all acquisitions or disposals of properties respectively.

c. Trustee's fees

Under the Trust Deed, the maximum fee payable to the Trustee is 0.03% per annum of the value of the Deposited Property and shall be payable quarterly in arrears.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES

a. Basis of preparation

The financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

The MAS granted Keppel REIT a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the CIS Code to prepare its financial statements in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" ("RAP 7") issued by the Institute of Singapore Chartered Accountants. RAP 7 requires the accounting policies to generally comply with the principles relating to recognition and measurement under the Singapore Financial Reporting Standards.

The financial statements, which are expressed in Singapore dollar ("SGD" or "$") and rounded to the nearest thousand ($'000), unless otherwise stated, are prepared on the historical cost basis, except as disclosed in the accounting policies below.

b. Changes in accounting policies

The accounting policies adopted in the financial statements are consistent with those of the previous financial year except in the current financial year, the Group has adopted all the new and revised standards that are effective for annual periods beginning on 1 January 2023.

The following are the new or amended SFRS(I), SFRS(I) Interpretations and amendments to SFRS(I), that are relevant to the Group:

- Amendments to SFRS(I) 1-1 Presentation of Financial Statements and SFRS(I) Practice Statement 2: Disclosure of Accounting Policies
- Amendments to SFRS(I) 1-8 Accounting Policies, Changes in Accounting Estimates, and Errors: Definition of Accounting Estimates

The adoption of the above new or amended SFRS(I), SFRS(I) Interpretations and amendments to SFRS(I) did not have any significant impact on the consolidated financial statements of the Group.

c. Interest rate benchmark reform – Phase 2

The Group had adopted the amendments to SFRS(I) 9, SFRS(I) 1-39, SFRS(I) 7 and SFRS(I) 16 Interest Rate Benchmark Reform – Phase 2 amendments (collectively the "Phase 2 amendments"), that were effective from 1 January 2021.

Hedge relationships

The Phase 2 amendments address issues arising during the interest rate benchmark reform ("IBOR reform"), including specifying when hedge designations and documentation should be updated, and when amounts accumulated in cash flow hedge reserve should be recognised in profit or loss.

Financial instruments measured at amortised cost

The Phase 2 amendments require that, for financial instruments measured at amortised cost, changes to the basis for determining the contractual cash flows required by the IBOR reform are reflected by adjusting their effective interest rate. No immediate gain or loss is recognised.

These expedients are only applicable to changes that are required by the IBOR reform, which is the case if, and only if, the change is necessary as a direct consequence of the IBOR reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change.

For the year ended 31 December 2023, the Group has applied the practical expedients provided under the Phase 2 amendments to gross borrowings of $100,000,000 (2022: gross borrowings of $569,750,000 and interest rate swaps of $279,750,000) which transitioned from the Singapore Swap Offer Rate ("SOR") to the Singapore Overnight Rate Average ("SORA").

Effect of IBOR reform

The Group's exposure that was directly affected by the IBOR reform predominantly pertained to its variable rate borrowings that were referenced to the SOR. A significant portion of these borrowings were hedged using interest rate swaps, which had been designated as cash flow hedges.

The SOR ceased publication after 30 June 2023 and it was replaced by the SORA. As at 31 December 2023, all financial instruments of the Group and Trust that were affected by the IBOR reform have been transitioned to the SORA.

d. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Trust and its subsidiaries as at the end of the reporting period. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date and use accounting policies consistent with the Trust.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date that such control ceases. Losses within a subsidiary are attributed to the non-controlling interests even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- derecognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost;
- derecognises the carrying amount of any non-controlling interest;
- derecognises the cumulative translation differences recorded in equity;
- recognises the fair value of the consideration received;
- recognises the fair value of any investment retained;
- recognises any surplus or deficit in the Consolidated Statement of Profit or Loss; and
- re-classifies the Group's share of components previously recognised in other comprehensive income to the Consolidated Statement of Profit or Loss or accumulated profits, as appropriate.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

e. Transactions with non-controlling interests

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to Unitholders of the Trust, and are presented separately in the Consolidated Statement of Profit or Loss and within equity in the consolidated Balance Sheet, separately from equity attributable to the Unitholders of the Trust.

Changes in the Trust's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. In such circumstances, the carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interest is adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to Unitholders of the Trust.

f. Functional and foreign currency

i. Functional currency

The Manager has determined the currency of the primary economic environment in which the Trust operates, i.e. functional currency, to be Singapore dollar. The financial statements are presented in Singapore dollar.

ii. Foreign currency transactions and balances

Transactions in foreign currencies are measured in the respective functional currencies of the Trust and its subsidiaries and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in the Consolidated Statement of Profit or Loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operations, which are recognised under foreign currency translation reserve in Unitholders' funds. The foreign currency translation reserve is reclassified from Unitholders' funds to the Consolidated Statement of Profit or Loss on disposal of the foreign operation.

iii. Consolidated financial statements

For consolidation purposes, the assets and liabilities of foreign operations are translated into SGD at the rate of exchange ruling at the end of the reporting period and their profits are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised under foreign currency translation reserve in Unitholders' funds. On disposal of a foreign operation, the foreign currency translation reserve relating to that particular foreign operation is recognised in the Consolidated Statement of Profit or Loss.

g. Investment properties

Investment properties are properties that are owned by the Group in order to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or in the ordinary course of business. Investment properties comprise completed investment properties and properties that are being constructed or developed for future use as investment properties.

Investment properties are initially recorded at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met. The cost of investment property under development includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for its intended use, and capitalised borrowing costs.

Subsequent to initial recognition, investment properties are measured at fair value. Gains or losses from changes in the fair values of investment properties are included in the Consolidated Statement of Profit or Loss in the year in which they arise.

Investment properties are derecognised when either they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in the Consolidated Statement of Profit or Loss in the year of retirement or disposal.

h. Fixed assets

Fixed assets are initially recorded at cost and subsequently measured at cost less accumulated depreciation and any accumulated impairment losses.

The cost of an item of fixed asset initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Included within fixed assets are artwork and sculptures that are considered inexhaustible, in that their values do not diminish over time. These artwork and sculptures are not depreciated but their carrying values are reviewed for impairment at the level of the respective cash-generating units to which they relate when events or changes in circumstances indicate that the carrying values may not be recoverable.

All other fixed assets are depreciated on a straight-line basis over their estimated useful lives as follows:

Computers	3 years
Furniture and fittings	3 years
Machinery and equipment	5 years

The carrying values of fixed assets are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The estimated useful lives, residual values and depreciation method are reviewed at each financial year-end, and adjusted prospectively, if appropriate.

An item of fixed assets is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in profit or loss in the year the asset is derecognised.

i. Subsidiaries

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Trust's separate financial statements, investments in subsidiaries are accounted for at cost less impairment losses.

j. Joint arrangements

A joint arrangement is a contractual arrangement whereby two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint arrangement is classified either as joint operation or joint venture, based on the rights and obligations of the parties to the arrangement.

To the extent the joint arrangement provides the Group with rights to the assets and obligations for the liabilities relating to the arrangement, the arrangement is a joint operation. To the extent the joint arrangement provides the Group with rights to the net assets of the arrangement, the arrangement is a joint venture.

The Group recognises its interest in a joint venture as an investment and accounts for the investment using the equity method. The accounting policy for investment in joint venture is set out in Note 2(k).

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

k. Associates and joint ventures

An associate is an entity over which the Group has significant influence, but not control over the financial and operating policy decisions of the investee.

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities.

The Group accounts for its investments in associates and joint ventures using the equity method less impairment losses, if any, from the date on which the investment becomes an associate or joint venture.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities is accounted as goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associate's or joint venture's profit or loss in the period in which the investment is acquired.

Under the equity method, the investments in associates or joint ventures are carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates or joint ventures. The profit or loss reflects the share of results of the operations of the associates or joint ventures. Distributions or dividends received from associates or joint ventures reduce the carrying amounts of the investments. Where there has been a change recognised in other comprehensive income by the associates or joint ventures, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and associates or joint ventures are eliminated to the extent of the interest in the associates or joint ventures.

When the Group's share of losses in an associate or joint venture equals or exceeds its interest in the associate or joint venture, the Group does not recognise further losses, unless it has incurred legal and constructive obligations to make or has made payments on behalf of the associate or joint venture.

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss on the Group's investments in associates or joint ventures. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associate or joint venture is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognises the amount in profit or loss.

The financial statements of the associates and joint ventures are prepared for the same reporting date as the Trust. Property held for sale is stated at the lower of cost and net realisable value. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group, and adjustments are made for the effects of significant transactions or events that occur between that date and the reporting date of the Trust.

l. Impairment of non-financial assets

The Group assesses at each reporting date whether there is any indication that an asset may be impaired. If any indication exists, or when an annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. If that is the case, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses of continuing operations are recognised in profit or loss, except for assets that were previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment losses are also recognised in other comprehensive income up to the amount of any previous revaluation.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss.

m. Financial instruments

Financial assets

i. Classification and measurement

The Group classifies its financial assets in the following measurement categories:

- Amortised cost; and
- Fair value through profit or loss

The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset. The Group reclassifies debt instruments when and only when its business model for managing those assets changes.

ii. At initial recognition

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

iii. At subsequent measurement

Debt instruments mainly comprise cash and cash equivalents, advances to associates, trade and other receivables and derivative financial instruments. Depending on the Group's business model for managing the asset and the cash flow characteristics of the asset, the Group uses the following measurement categories:

- Amortised cost: Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

- Fair value through profit or loss: Debt instruments that do not meet the criteria for classification as amortised cost or fair value through other comprehensive income are classified as fair value through profit or loss. Movement in fair values is recognised in profit or loss in the period which it arises.

iv. Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

v. Rental support

Rental support provided by the vendor or developer of an investment property is recognised as a financial asset when the Group becomes a party to the contractual provisions of the support arrangement, and classified as a financial asset at fair value through profit or loss in the balance sheet.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

m. Financial instruments (continued)

Financial liabilities

i. Recognition and derecognition
Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

ii. Initial and subsequent measurement
All financial liabilities are recognised initially at fair value plus, in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

After initial recognition, financial liabilities are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

n. Impairment of financial assets
The Group assesses on a forward looking basis the expected credit losses associated with its financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 29(a) details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

o. Cash and cash equivalents
Cash and cash equivalents comprise cash at banks and on hand, and demand deposits, and exclude amounts which are restricted for use.

p. Unit capital, perpetual securities and issue expenses
Proceeds from issuance of Units are recognised as units in issue in Unitholders' funds and incidental costs directly attributable to the issuance are deducted against Unitholders' funds.

Proceeds from issuance of perpetual securities are recognised in equity and incidental costs directly attributable to the issuance of perpetual securities are deducted against the proceeds from the issue. Upon redemption of perpetual securities, the incidental costs directly attributable to its issuance are reclassified to accumulated profits.

q. Provisions
Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

r. Leases

i. When the Group is the lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

- *Short-term and low value leases*

  The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less and leases of low value. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

ii. When the Group is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of the asset are classified as operating leases. The accounting policy for rental income is set out in Note 2(t)(i).

s. Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the balance sheet date, in which case they are presented as non-current liabilities.

i. Borrowings

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transactions costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

ii. Convertible bonds

The total proceeds from convertible bonds issued are allocated to the liability component and the equity component, which are separately presented on the balance sheet.

The liability component is recognised initially at its fair value, determined using a market interest rate for non-convertible bonds. It is subsequently carried at amortised cost using the effective interest method until the liability is extinguished on conversion or redemption of the bonds.

The difference between the total proceeds and the liability component is allocated to the conversion option (equity component), which is presented in equity net of any deferred tax effect. The carrying amount of the conversion option is not adjusted in subsequent periods. When the conversion option is exercised, its carrying amount is transferred to units in issue. When the conversion option lapses, its carrying amount is transferred to accumulated profits.

t. Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is made. Revenue is measured at the fair value of consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

i. Rental income

Rental income from operating leases on investment properties is accounted for on a straight-line basis over the lease terms. The aggregate cost of incentives provided to lessees is recognised as a reduction of rental income over the lease term on a straight-line basis.

ii. Interest income

Interest income is recognised using the effective interest method.

iii. Rental support, dividend income and distribution income

Rental support, dividend income and distribution income are recognised when the Group’s right to receive payment is established.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

u. Expenses

i. Trust expenses
Trust expenses are recognised on an accrual basis.

ii. Property expenses
Property expenses are recognised on an accrual basis. Included in property expenses are property management fees which are based on the applicable formula stipulated in Note 1(a).

iii. Manager's management fees
Manager's management fees are recognised on an accrual basis based on the applicable formula stipulated in Note 1(b).

v. Borrowing costs

Borrowing costs are recognised in the Consolidated Statement of Profit or Loss using the effective interest method except for those costs that are directly attributable to the development of investment properties. These include costs on borrowings acquired specifically for the development of investment properties.

The actual borrowing costs incurred during the period up to the issuance of the temporary occupation permit or practical completion of the investment property under development less any investment income on temporary investment of these borrowings, are capitalised in the cost of the investment property under development.

w. Taxation

i. Current income tax
Current income tax is the expected tax payable on the taxable income for the year, using tax rates and tax laws enacted or substantively enacted at the reporting date.

Current income tax is recognised as an expense or income in profit or loss, except when it relates to items credited or debited directly to equity, in which case the tax is also recognised directly in equity, or where it arises from the initial accounting for a business combination.

ii. Deferred tax
Deferred tax is provided, using the liability method, on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year in which those assets and liabilities are expected to be realised or settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is measured based on the tax consequence that will follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities except for investment properties. Investment property measured at fair value is presumed to be recovered entirely through sale.

Deferred tax is recognised as an expense or income in profit or loss, except when it relates to items credited or debited directly to equity, in which case the tax is also recognised directly in equity, or where it arises from the initial accounting for a business combination.

iii. *Tax transparency*

Pursuant to the Tax Transparency Ruling issued by the Inland Revenue Authority of Singapore ("IRAS"), tax transparency treatment has been granted to the Trust in respect of certain taxable income ("Specified Taxable Income"). Subject to meeting the terms and conditions of the tax ruling which include a distribution of at least 90% of the taxable income of the Trust, the Trust will not be assessed for tax on the portion of its taxable income that is distributed to Unitholders. Any portion of the Trust's taxable income that is not distributed to Unitholders will be taxed at the prevailing corporate tax rate.

In the event that there are subsequent adjustments to the taxable income when the actual taxable income of the Trust is finally agreed with the IRAS, such adjustments are taken up as adjustments to the amount to be distributed for the next distribution following the agreement with the IRAS.

Subject to the terms and conditions of the Tax Transparency Ruling, the Trust will not be taxed on Specified Taxable Income distributed to the Unitholders in the year in which the income was derived. Instead, the Trust will undertake to deduct income tax at the prevailing corporate tax rate on the distributions made to the Unitholders out of such Specified Taxable Income except:

a. where the beneficial owner is a Qualifying Unitholder (as defined herein), distributions will be made to such Unitholder without deducting any income tax;

b. where the beneficial owner is a Qualifying Non-Resident Non-Individual Unitholder (as defined herein), income tax will be deducted at a reduced rate of 10% from the distributions made up to 31 December 2025, unless otherwise extended; and

c. where the beneficial owner is a Qualifying Non-Resident Fund (as defined herein), income tax will be deducted at a reduced rate of 10% from the distributions made from 1 July 2022 to 31 December 2025, unless otherwise extended.

A Qualifying Unitholder is a Unitholder who is:

a. an individual and who hold Units either in their own name or jointly with other individuals;

b. a company incorporated and tax resident in Singapore;

c. a Singapore branch of a company incorporated outside Singapore;

d. a body of persons (excluding company or partnership) incorporated or registered in Singapore including:

   - a statutory board;
   - a co-operative society registered under the Co-operative Societies Act 1979;
   - a trade union registered under the Trade Unions Act 1940;
   - a charity registered under the Charities Act 1994 or established by any written law; or
   - a town council;

e. an international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; or

f. real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.

A Qualifying Non-Resident Non-Individual Unitholder is one who is not a resident in Singapore for Singapore income tax purposes and:

a. who does not have any permanent establishment in Singapore; or

b. who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units are not obtained from that operation.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

w. Taxation (continued)

iii. *Tax transparency* (continued)
A Qualifying Non-Resident Fund is one who is not a resident in Singapore for Singapore income tax purposes, qualifies for tax exemption under section 13D, 13U or 13V of the Income Tax Act 1947 and:

a. who does not have any permanent establishment in Singapore (other than the fund manager in Singapore); or

b. who carries on any operation in Singapore through a permanent establishment in Singapore (other than the fund manager in Singapore), where the funds used to acquire the Units are not obtained from that operation.

The above tax transparency ruling does not apply to gains from sale of real estate properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trust. Where the gains are capital gains, the Trust will not be assessed to tax and may distribute the capital gains to Unitholders without having to deduct tax at source.

Any distributions made by the Trust to the Unitholders out of tax-exempt income and taxed income would be exempt from Singapore income tax in the hands of all Unitholders, regardless of their corporate or residence status.

iv. *Sales tax*
Revenue, expenses and assets are recognised net of the amount of sales tax except:

a. Where the sales tax incurred on a purchase of asset or service is not recoverable from the taxation authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

b. Receivables and payables that are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables on the Balance Sheets.

x. Portfolio reporting
For management reporting purposes, the Group is organised into operating segments based on individual investment property within the Group's portfolio, and financial information is prepared on a property by property basis. The properties are independently managed by property managers who are responsible for the performance of the property under their charge. Discrete financial information is provided to the Board of Directors (the "Board") on a property by property basis. The Board regularly reviews this information in order to allocate resources to each property and to assess the property's performance.

y. Derivative financial instruments and hedge accounting
Derivative financial instruments are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value. Derivative financial instruments are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Gains or losses from the changes in fair value of derivative financial instruments that do not qualify for hedge accounting are taken to profit or loss and presented in "net change in fair value of derivatives".

The Group applies hedge accounting for certain qualifying hedging transactions.

For the purpose of hedge accounting, hedges are classified as:

- fair value hedges when hedging the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment (except for foreign currency risk);

- cash flow hedges when hedging exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk in an unrecognised firm commitment; or

- hedges of a net investment in a foreign operation.

At the inception of a hedging relationship, the Group formally designates and documents the hedging relationship to which the Group wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item or transaction, the nature of the risk being hedged and how the Group will assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's fair value or cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in fair value or cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

The following hedges in place as at 31 December 2023 qualified respectively as cash flow and net investment hedges under SFRS(I) 9. The Group's management strategies and hedge documentation are aligned with the requirements of SFRS(I) 9 and are thus treated as continuing hedges.

i. *Cash flow hedges*

The effective portion of the gain or loss on the hedging instrument is recognised directly in hedging reserve in Unitholders' funds, while any ineffective portion is recognised immediately in profit or loss.

Amounts recognised in hedging reserve in Unitholders' funds are transferred to profit or loss when the hedge transaction affects profit or loss, such as when the hedged financial income or financial expense is recognised or when a forecast sale occurs.

If the forecast transaction or firm commitment is no longer expected to occur, the cumulative gain or loss previously recognised in hedging reserve in Unitholders' funds is transferred to profit or loss. If the hedging instrument has expired or is sold, terminated or exercised without replacement or rollover, or if its designation as a hedge is revoked, any cumulative gain or loss previously recognised in hedging reserve in Unitholders' funds remains in Unitholders' funds until the forecast transaction or firm commitment affects profit or loss.

The Group uses interest rate swaps to hedge its exposure to interest rate risk for bank loans with floating interest rates. Details of the interest rate swaps are disclosed in Note 13.

The Group uses forward currency contracts to hedge foreign currency risk from the cash flows of its investment properties in Australia, South Korea and Japan. Details of the forward currency contracts are disclosed in Note 13.

ii. *Net investment hedge*

The Group has foreign currency denominated borrowings that qualify as net investment hedges of foreign operations. These hedging instruments are accounted for similarly to cash flow hedges. The currency translation differences on the borrowings relating to the effective portion of the hedge are recognised in other comprehensive income in the consolidated financial statements, accumulated in the currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in profit or loss.

z. Government grants

Grants from the government are recognised as a receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

aa. Material accounting judgements and estimates

The preparation of the financial statements in conformity with SFRS(I) requires the Manager to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income, expenses and disclosures made. The estimates and associated assumptions are based on historical experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances.

Estimates and underlying assumptions are reviewed on an on-going basis. Financial impact arising from revisions to accounting estimates is recognised in the period in which the estimates are revised and in any future periods affected.

In particular, significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are as follows:

Valuation of investment properties

Investment properties are stated at fair value, with changes in fair value recognised in profit or loss. The Group engaged independent professional valuers to determine the fair value of its investment properties as at the financial year-end.

The fair value of investment properties held by the Group and through its associates and joint ventures is determined by independent real estate valuation experts using approved valuation methodologies. In determining the fair value, the valuers have used valuation methods which involve judgements and estimates applicable to those assets. The Manager is satisfied that the valuation methods and estimates are reflective of current market conditions. Specific assumptions and estimates are disclosed in Note 31(d).

3. INVESTMENT PROPERTIES

	Completed investment properties $'000	Investment property under development $'000	Total $'000
GROUP			
2023			
At 1 January	**4,722,988**	**194,057**	**4,917,045**
Progress payments on investment property under development	**–**	**80,122**	**80,122**
Coupon receivable/received	**–**	**(2,449)**	**(2,449)**
Capitalised expenditure	**6,049**	**1,245**	**7,294**
Completion of investment property under development	**272,072**	**(272,072)**	**–**
Adjustment to purchase price of investment property (estimated)[1]	**8,756**	**–**	**8,756**
Net change in fair value of investment properties (Note 25)	**(29,031)**	**–**	**(29,031)**
Translation differences	**(53,285)**	**(903)**	**(54,188)**
At 31 December	**4,927,549**	**–**	**4,927,549**
2022			
At 1 January	4,557,290	150,073	4,707,363
Acquisition of investment property	95,746	–	95,746
Transaction and other related costs capitalised on acquisition of investment property	1,659	–	1,659
Progress payments on investment property under development	–	67,155	67,155
Coupon receivable/received	–	(8,219)	(8,219)
Capitalised expenditure	5,787	4,824	10,611
Net change in fair value of investment properties (Note 25)	157,795	(10,114)	147,681
Translation differences	(95,289)	(9,662)	(104,951)
At 31 December	4,722,988	194,057	4,917,045

[1] This represents the estimated purchase price adjustment payable to the developer of 2 Blue Street in lieu of higher actual rents committed than target rents pursuant to the development agreement.

Investment properties are stated at fair value based on valuations performed by independent valuers. In determining the fair value, the valuers have used the direct comparison method, capitalisation approach and discounted cash flow analysis which make reference to estimated market rental values and equivalent yields. The key assumptions used to determine the fair value of investment properties include, amongst others, market-corroborated capitalisation yields, discount rates and transacted prices of comparable properties. Details of valuation techniques and inputs used are disclosed in Note 31(d).

On 30 November 2022, Keppel REIT acquired an effective interest of approximately 98.5% in KR Ginza II, Tokyo, Japan through KR Ginza TMK for a consideration of approximately $94,912,000.

Included in capitalised expenditure for investment property under development are capitalised borrowing costs of $1,222,000 (2022: $4,697,000).

The Group has investment properties of an aggregate amount of $1,153,661,000 (2022: $1,155,291,000) that are secured for credit facilities granted (Note 14).

4. INVESTMENTS IN SUBSIDIARIES

	TRUST	
	2023 $'000	2022 $'000
Unquoted equity, at cost	**2,087,290**	2,087,193

Name	Country of incorporation/ constitution	Principal activities	Effective interest 2023 %	Effective interest 2022 %
Held by the Trust				
Keppel REIT MTN Pte. Ltd.[1]	Singapore	Provision of treasury services	**100.0**	100.0
Keppel REIT (Australia) Pte. Ltd.[1]	Singapore	Investment holding	**100.0**	100.0
Keppel REIT Fin. Company Pte. Ltd.[1]	Singapore	Provision of treasury services	**100.0**	100.0
Ocean Properties LLP ("OPLLP")[1,6]	Singapore	Property investment	**~79.9**	~79.9
Keppel REIT (Korea) Pte. Ltd.[1]	Singapore	Investment holding	**100.0**	100.0
Keppel REIT (Singapore) Pte. Ltd.[1]	Singapore	Investment holding	**100.0**	–
Keppel REIT (Singapore) Trust[1]	Singapore	Investment holding	**100.0**	100.0
Keppel REIT (Japan) Holdings Pte. Ltd.[1]	Singapore	Investment holding	**100.0**	100.0
Keppel REIT (Japan) Investments Pte. Ltd.[1]	Singapore	Investment holding	**100.0**	100.0
Held through the Trust and Keppel REIT (Japan) Investments Pte. Ltd.				
Keppel REIT (Singapore) Pte. Ltd.[1]	Singapore	Investment holding	**–**	100.0
Held through Keppel REIT (Australia) Pte. Ltd.				
Keppel REIT (S) Limited[2]	Bermuda	Investment holding	**100.0**	100.0
Keppel REIT (Australia) Trust[3]	Australia	Property investment	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 2[3]	Australia	Investment holding	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 3[3]	Australia	Investment holding	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 4[3]	Australia	Property investment	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 5[3]	Australia	Property investment	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 6[3]	Australia	Property investment	**100.0**	100.0
Keppel REIT (Australia) Sub-Trust 7[3]	Australia	Property investment	**100.0**	100.0

4. INVESTMENTS IN SUBSIDIARIES (continued)

Name	Country of incorporation/ constitution	Principal activities	Effective interest 2023 %	Effective interest 2022 %
Held through Keppel REIT (Korea) Pte. Ltd.				
Keppel No.4 General Investors' Private Real Estate Investment Limited Liability Company ("K4 LLC")[4]	South Korea	Property investment	**~99.4**	~99.4
Held through Keppel REIT (Singapore) Trust and Keppel REIT (Singapore) Pte. Ltd.				
Keppel Bay Tower LLP[1]	Singapore	Property investment	**100.0**	100.0
Held through KR Shintomi GK and Keppel REIT (Japan) Holdings Pte. Ltd.				
KR Ginza TMK[5]	Japan	Property investment	**~98.5**	~98.5
Held through Keppel REIT (Japan) Investments Pte. Ltd.				
KR Shintomi GK[2]	Japan	Investment holding	**97.0**	97.0
Held through Keppel REIT (Japan) Holdings Pte. Ltd.				
KR Ginza ML GK[2]	Japan	Leasing and management of real estate	**100.0**	100.0

1 Audited by PricewaterhouseCoopers LLP, Singapore.

2 There is no statutory requirement for the financial statements of these entities to be audited.

3 Audited by PricewaterhouseCoopers, Australia.

4 Audited by Samil PricewaterhouseCoopers, South Korea.

5 Audited by PricewaterhouseCoopers Japan LLC, Japan.

6 OPLLP owns Ocean Financial Centre. For the approximate 87.5% equity interest in OPLLP which the Trust acquired on 14 December 2011 for a period of 99 years from Straits Property Investments Pte Ltd ("SPIPL"), the Trust granted a call option under an option deed to SPIPL for the right to acquire the approximate 87.5% equity interest in OPLLP for $1.00 at the expiry of the 99-year period after the acquisition date. Under the option deed, the Trust shall not dispose of its legal or beneficial interest in OPLLP to any person unless SPIPL's right of first refusal has lapsed. In addition, if any of certain specified events occur anytime during the 99 years after the acquisition date, SPIPL has the right to procure OPLLP to take the necessary steps to carve out and transfer a leasehold title of the remaining tenure to a special purpose vehicle owned by SPIPL and Avan Investments Pte Ltd ("AIPL").

On 25 June 2012, the Trust acquired an additional equity interest in OPLLP of approximately 12.4% from a third party, AIPL for a period of 99 years from 14 December 2011. This acquisition increased the Group's interest in OPLLP from an approximate 87.5% to an approximate 99.9%. AIPL continues to hold a remaining equity interest of approximately 0.1% in OPLLP. The Trust also entered into an option deed pursuant to which AIPL shall have the right to acquire the approximate 12.4% interest in OPLLP for $1.00, such option to be exercisable only after the expiry of a period of 99 years after 14 December 2011.

On 11 December 2018, the Trust divested a 20.0% equity interest in OPLLP to a third party, Allianz Real Estate, decreasing the Group's interest in OPLLP from an approximate 99.9% to an approximate 79.9%.

5. INVESTMENTS IN ASSOCIATES

	GROUP		TRUST	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000
Unquoted equity, at cost	**2,023,195**	2,023,195	**2,023,195**	2,023,195
Share of post-acquisition reserves	**656,864**	591,991	**–**	–
	2,680,059	2,615,186	**2,023,195**	2,023,195

The movement in share of post-acquisition reserves is as follows:

	GROUP	
	2023 $'000	2022 $'000
At 1 January	**591,991**	431,798
Share of results of associates		
– Profit excluding net change in fair value of investment properties	**80,125**	77,787
– Net change in fair value of investment properties (Note 25)	**77,012**	132,728
– Effects of recognising rental income on a straight-line basis over the lease terms	**1,011**	(254)
	158,148	210,261
Share of net change in fair value of cash flow hedges	**(13,192)**	26,674
Dividend and distribution income received	**(80,083)**	(76,742)
At 31 December	**656,864**	591,991

Details of the associates are as follows:

Name	Country of incorporation	Principal activities	Effective equity interest 2023 %	Effective equity interest 2022 %
One Raffles Quay Pte Ltd[1]	Singapore	Property development and investment	**33.3**	33.3
BFC Development LLP[2]	Singapore	Property development and investment	**33.3**	33.3
Central Boulevard Development Pte. Ltd.[3]	Singapore	Property development and investment	**33.3**	33.3

1 Audited by Ernst & Young LLP, Singapore.
One Raffles Quay Pte Ltd ("ORQPL") is the owner of One Raffles Quay.

2 Audited by Ernst & Young LLP, Singapore.
BFC Development LLP ("BFCDLLP") is the owner of Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall.

3 Audited by Ernst & Young LLP, Singapore.
Central Boulevard Development Pte. Ltd. ("CBDPL") is the owner of Marina Bay Financial Centre Tower 3.

5. INVESTMENTS IN ASSOCIATES (continued)

The summarised financial information of the associates and a reconciliation with the carrying amounts of the investments in the consolidated financial statements, are as follows:

	ORQPL		BFCDLLP		CBDPL	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000	**2023 $'000**	2022 $'000
Summarised Balance Sheet						
Current assets	**1,462,859**	1,459,893	**40,792**	27,235	**52,247**	37,864
Non-current assets	**1,666,000**	1,667,597	**5,348,275**	5,240,194	**4,000,355**	3,909,004
Total assets	**3,128,859**	3,127,490	**5,389,067**	5,267,429	**4,052,602**	3,946,868
Current liabilities	**(37,834)**	(38,706)	**(46,686)**	(1,740,865)	**(1,659,960)**	(38,130)
Non-current liabilities	**(1,091,283)**	(1,088,608)	**(1,762,218)**	(37,786)	**(33,521)**	(1,653,282)
Total liabilities	**(1,129,117)**	(1,127,314)	**(1,808,904)**	(1,778,651)	**(1,693,481)**	(1,691,412)
Net assets	**1,999,742**	2,000,176	**3,580,163**	3,488,778	**2,359,121**	2,255,456
Proportion of the Group's ownership	**33.3%**	33.3%	**33.3%**	33.3%	**33.3%**	33.3%
Group's share of net assets	**666,581**	666,725	**1,193,388**	1,162,926	**786,374**	751,819
Other adjustments	**13,734**	13,734	**5,060**	5,060	**14,922**	14,922
Carrying amount of the investment	**680,315**	680,459	**1,198,448**	1,167,986	**801,296**	766,741
Summarised Statement of Comprehensive Income						
Property income	**172,780**	162,403	**226,141**	214,958	**175,424**	161,116
Profit for the year	**90,250**	123,162	**203,963**	311,762	**180,232**	195,860
Other comprehensive income	**(12,744)**	27,478	**(13,499)**	–	**(13,332)**	52,543
Total comprehensive income	**77,506**	150,640	**190,464**	311,762	**166,900**	248,403

6. INVESTMENTS IN JOINT VENTURES

	GROUP	
	2023 $'000	2022 $'000
Unquoted equity, at cost	**307,850**	317,137
Share of post-acquisition reserves	**95,150**	113,761
	403,000	430,898

The movement in share of post-acquisition reserves is as follows:

	GROUP	
	2023 $'000	2022 $'000
At 1 January	**113,761**	126,411
Share of results of joint ventures		
– Profit excluding net change in fair value of investment properties	**23,665**	22,907
– Net change in fair value of investment properties (Note 25)	**(13,256)**	(5,704)
– Effects of recognising rental income on a straight-line basis over the lease terms	**(1,338)**	(104)
	9,071	17,099
Translation differences	**(4,066)**	(6,547)
Distribution received/receivable	**(23,616)**	(23,202)
At 31 December	**95,150**	113,761

Details of the joint ventures are as follows:

Name	Country of incorporation	Principal activities	Effective equity interest 2023 %	Effective equity interest 2022 %
Held through Keppel REIT (S) Limited				
Mirvac 8 Chifley Pty Limited[1]	Australia	Fund administration	**50.0**	50.0
Mirvac (Old Treasury) Pty Limited[1]	Australia	Fund administration	**50.0**	50.0
Held through Keppel REIT (Australia) Sub-Trust 2				
Mirvac 8 Chifley Trust ("M8CT")[2]	Australia	Investment in real estate properties	**50.0**	50.0
Held through Keppel REIT (Australia) Sub-Trust 3				
Mirvac (Old Treasury) Trust ("MOTT")[2]	Australia	Investment in real estate properties	**50.0**	50.0

1 There is no statutory requirement for the financial statements to be audited.
2 Audited by PricewaterhouseCoopers, Australia.

The summarised financial information of the joint ventures and a reconciliation with the carrying amounts of the investments in the consolidated financial statements, are as follows:

	M8CT		MOTT	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000
Summarised Balance Sheet				
Cash and bank balances	**2,290**	3,418	**4,247**	5,110
Other current assets	**2,172**	1,827	**4,251**	4,041
Non-current assets	**378,006**	412,335	**418,006**	438,386
Total assets	**382,468**	417,580	**426,504**	447,537
Current liabilities	**(5,066)**	(5,483)	**(8,500)**	(8,876)
Total liabilities	**(5,066)**	(5,483)	**(8,500)**	(8,876)
Net assets	**377,402**	412,097	**418,004**	438,661
Proportion of the Group's ownership	**50.0%**	50.0%	**50.0%**	50.0%
Group's share of net assets	**188,701**	206,049	**209,002**	219,331
Other adjustments	**2,941**	3,063	**2,356**	2,455
Carrying amount of the investment	**191,642**	209,112	**211,358**	221,786
Summarised Statement of Profit or Loss				
Property income	**22,579**	18,805	**38,241**	40,436
Interest income	**94**	13	**77**	17
(Loss)/profit for the year	**(6,495)**	(1,060)	**24,637**	35,258

7. ADVANCES TO ASSOCIATES

These relate to advances to ORQPL which are unsecured and denominated in Singapore dollar. As at 31 December 2022, these also included advances to BFCDLLP. They carried interest at rates ranging from 5.80% to 6.41% (2022: 2.64% to 5.70%) per annum during the year.

During the year ended 31 December 2022, there was a transition of the interest rate for the advances to ORQPL from a margin plus the prevailing 3-month SOR, to a margin plus the 3-month compounded SORA. The interest rates are repriced every quarter. The advances from ORQPL are not expected to be repaid within the next 12 months.

The advances to BFCDLLP carried interest at rates which were repriced every quarter at a margin plus the prevailing 3-month SOR. As at 31 December 2022, the advances to BFCDLLP were classified as current as they were expected to be repaid within the next 12 months. The advances were repaid during the year ended 31 December 2023.

8. AMOUNTS OWING BY SUBSIDIARIES (NON-TRADE)

	TRUST	
	2023 $'000	2022 $'000
Interest bearing	**938,228**	874,249
Non-interest bearing	**749,990**	790,763
	1,688,218	1,665,012

The amounts owing by subsidiaries are unsecured, to be settled in cash and not expected to be repaid within the next 12 months. As at 31 December 2023, amounts of $182,133,000 (2022: $195,907,000) are denominated in Singapore dollar, $1,453,581,000 (2022: $1,415,556,000) are denominated in Australian dollar and $52,504,000 (2022: $53,549,000) are denominated in Japanese Yen.

The amounts denominated in Australian dollar and Japanese Yen are considered hedges against foreign exchange risk arising from net investment in foreign operations. For the year ended 31 December 2023, a net unrealised loss of $64,760,000 (2022: $87,277,000) was recorded in the foreign currency translation reserve.

The interest bearing portions bear interest at rates ranging from 2.94% to 7.00% (2022: 1.03% to 7.00%) per annum. The non-interest bearing portions are considered part of the Trust's net investment in certain subsidiaries.

9. TRADE AND OTHER RECEIVABLES

	GROUP		TRUST	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000
Trade receivables – net	**9,682**	17,140	**1,165**	948
Amounts due from related parties (trade)	**40**	55	**–**	–
Amounts due from subsidiaries (non-trade)	**–**	–	**29,168**	27,360
Amounts due from joint ventures (non-trade)	**2,619**	1,924	**–**	–
Interest receivable	**210**	263	**12**	155
Others	**1,289**	484	**407**	–
	13,840	19,866	**30,752**	28,463

Amounts due from subsidiaries and joint ventures are unsecured, interest-free, repayable on demand and are to be settled in cash.

As at 31 December 2023 and 31 December 2022, the Group and Trust did not have trade and other receivables denominated in currencies other than the respective entities' functional currencies.

Receivables that are past due but not impaired

	GROUP		TRUST	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000
Trade receivables past due but not impaired:				
Past due < 3 months	**2,513**	2,098	**–**	–
Past due 3 – 6 months	**5**	559	**–**	–
Past due > 6 months	**21**	35	**–**	–
	2,539	2,692	**–**	–

Analysis of allowance for doubtful debts

	GROUP		TRUST	
	2023 $'000	2022 $'000	**2023 $'000**	2022 $'000
At 1 January	**378**	318	**–**	–
Charge for the year	**245**	303	**–**	–
Over provision in respect of previous financial years	**(226)**	(233)	**–**	–
Write-off	**(391)**	–	**–**	–
Translation differences	**(6)**	(10)	**–**	–
At 31 December	**–**	378	**–**	–

10. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

This pertains to rental support provided by the developer of 2 Blue Street in lieu of vacant spaces from the date of practical completion.

11. CASH AND BANK BALANCES

	GROUP		TRUST	
	2023 $'000	2022 $'000	2023 $'000	2022 $'000
Cash and bank balances	**119,202**	134,235	**63,541**	70,182
Fixed deposits	**22,377**	52,198	**883**	28,000
	141,579	186,433	**64,424**	98,182
Less: Restricted cash and bank balances	**(10,973)**	(11,470)	**–**	–
Cash and cash equivalents	**130,606**	174,963	**64,424**	98,182

Cash at banks earned interest at floating rates based on daily bank deposit rates ranging from 0% to 4.35% (2022: 0% to 3.1%) per annum. Fixed deposits were made for varying periods of 8 days to 366 days (2022: 62 days to 686 days) depending on the cash requirements of the Group, and earned interest at rates ranging from 3.15% to 4.40% (2022: 0.74% to 4.52%) per annum.

Cash and bank balances of the Group and the Trust, denominated in currencies other than the respective entities' functional currencies, amounted to $34,709,000 (2022: $46,965,000) and $34,706,000 (2022: $42,322,000) respectively. These balances are denominated in Australian dollar.

12. TRADE AND OTHER PAYABLES

	GROUP		TRUST	
	2023 $'000	2022 $'000	2023 $'000	2022 $'000
Trade payables	**5,738**	4,234	**59**	2
Accrued expenses	**16,785**	18,002	**1,622**	2,226
Other payables	**8,756**	7,329	**–**	102
Amounts due to related companies (trade)	**22,256**	22,049	**26,103**	15,466
Other deposits	**164**	230	**–**	–
Interest payable	**5,928**	5,993	**1,067**	546
	59,627	57,837	**28,851**	18,342

As at 31 December 2023, other payables relate to estimated purchase price adjustment amounting to $8,756,000 for 2 Blue Street (2022: accrual of land cost of $6,438,000 for 2 Blue Street, as well as estimated acquisition expenses of $891,000 for KR Ginza II).

Amounts due to related companies are unsecured, interest-free and repayable on demand. These amounts are to be settled in cash except for management fees payable to the Manager which will be settled in the form of cash and/or Units (Note 1(b)).

As at 31 December 2023, trade and other payables of the Group denominated in currencies other than the respective entities' functional currencies, amounted to $1,825,000 (2022: $1,429,000) in Australian dollar and $76,000 (2022: $79,000) in Japanese Yen. The Trust did not have trade and other payables denominated in currencies other than its functional currency.

13. DERIVATIVE FINANCIAL INSTRUMENTS

	2023				2022			
	Maturity	**Contractual notional amount $'000**	**Assets $'000**	**Liabilities $'000**	Maturity	Contractual notional amount $'000	Assets $'000	Liabilities $'000
GROUP								
Derivatives whereby hedge accounting is applied								
Cash flow hedges								
Forward currency contracts	**2024 – 2025**	**50,218**	**2,178**	**(50)**	2023 – 2024	209,593	6,312	(56)
Interest rate swaps	**2024 – 2027**	**1,423,472**	**27,275**	**(5,682)**	2023 – 2028	1,937,029	59,527	(7,083)
Derivatives whereby hedge accounting is not applied								
Interest rate swaps	**2025 – 2028**	**107,154**	**474**	**(3,166)**	2023 – 2027	192,573	5,113	(1)
		1,580,844	**29,927**	**(8,898)**		2,339,195	70,952	(7,140)
Less: Current portion		**(145,229)**	**(4,090)**	**47**		(905,209)	(18,448)	56
Non-current portion		**1,435,615**	**25,837**	**(8,851)**		1,433,986	52,504	(7,084)
Percentage of derivative financial instruments to net asset value				**0.37%**				1.09%
TRUST								
Derivatives whereby hedge accounting is applied								
Cash flow hedges								
Forward currency contracts	**2024 – 2025**	**47,399**	**2,178**	**–**	2023 – 2024	206,369	6,292	–
Interest rate swaps	**2024 – 2027**	**918,044**	**19,022**	**(5,723)**	2023 – 2028	1,335,735	40,122	(7,038)
Derivatives whereby hedge accounting is not applied								
Forward currency contracts	**2024 – 2025**	**2,819**	**–**	**(50)**	2023	3,224	20	(56)
Interest rate swaps	**2025 – 2028**	**142,832**	**474**	**(3,125)**	2023 – 2027	231,366	5,113	(46)
		1,111,094	**21,674**	**(8,898)**		1,776,694	51,547	(7,140)
Less: Current portion		**(145,229)**	**(4,090)**	**47**		(812,459)	(17,390)	56
Non-current portion		**965,865**	**17,584**	**(8,851)**		964,235	34,157	(7,084)
Percentage of derivative financial instruments to net asset value				**0.30%**				1.02%

13. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Hedging instruments used in the Group's hedging strategy, whereby hedge accounting is applied, are as follows:

2023

		Carrying Amount		Changes in fair value used for calculating hedge ineffectiveness			
	Contractual notional amount $'000	Assets/ (Liabilities) $'000	Financial statement line item	Hedging instrument $'000	Hedged item $'000	Weighted average hedged rate	Maturity date
GROUP							
Cash flow hedges							
Foreign exchange risk							
– Forward currency contracts	50,218	2,128	Derivative financial instruments	10,376	(10,376)	A$1: $0.91 KRW1,000: $1.04	2024 – 2025
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	1,423,472	21,593	Derivative financial instruments	(235)	235	SORA: 1.94% BBSW: 1.96% TONA: 0.47% DTIBOR: 0.50%	2024 – 2027
Net investment hedge							
Foreign exchange risk							
– Borrowings to hedge net investment in foreign operations	–	(758,697)	Borrowings	(17,876)	17,876	A$1: $0.99 KRW1,000: $1.16 JPY100: $1.06	2024 – 2028
TRUST							
Cash flow hedges							
Foreign exchange risk							
– Forward currency contracts	47,399	2,178	Derivative financial instruments	10,404	(10,404)	A$1: $0.91	2024 – 2025
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	918,044	13,299	Derivative financial instruments	1,799	(1,799)	SORA: 2.09% BBSW: 1.96% TONA: 0.47% DTIBOR: 0.50%	2024 – 2027

2022

	Contractual notional amount $'000	Carrying Amount: Assets/ (Liabilities) $'000	Carrying Amount: Financial statement line item	Changes in fair value used for calculating hedge ineffectiveness: Hedging instrument $'000	Changes in fair value used for calculating hedge ineffectiveness: Hedged item $'000	Weighted average hedged rate	Maturity date
GROUP							
Cash flow hedges							
Foreign exchange risk							
– Forward currency contracts	209,593	6,256	Derivative financial instruments	6,539	(6,539)	A$1: $0.93 KRW1,000: $1.03	2023 – 2024
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	1,937,029	52,444	Derivative financial instruments	45,251	(45,251)	SOR: 1.07% SORA: 1.94% BBSW: 1.21% TONA: 0.46% DTIBOR: 0.50%	2023 – 2028
Net investment hedge							
Foreign exchange risk							
– Borrowings to hedge net investment in foreign operations	–	(962,465)	Borrowings	(64,379)	64,379	A$1: $0.99 KRW1,000: $1.16 JPY100: $1.07	2023 – 2028
TRUST							
Cash flow hedges							
Foreign exchange risk							
– Forward currency contracts	206,369	6,292	Derivative financial instruments	6,698	(6,698)	A$1: $0.93	2023 – 2024
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	1,335,735	33,084	Derivative financial instruments	31,841	(31,841)	SOR: 1.07% SORA: 2.22% BBSW: 1.21% TONA: 0.46% DTIBOR: 0.50%	2023 – 2028

13. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Forward currency contracts

Forward currency contracts are used to hedge foreign currency risk from the cash flows of the Group's investments in Australia and South Korea.

The Group designates these forward currency contracts as cash flow hedges which were assessed to be highly effective. A net unrealised gain of $10,376,000 (2022: $6,539,000) was included in hedging reserve in Unitholders' funds in respect of these contracts.

Interest rate swaps

Interest rate swaps are used to hedge interest rate risk from the underlying floating interest rates of certain bank loans. Under the interest rate swaps, the Group receives floating interest equal to the SOR, SORA, BBSW, TONA and DTIBOR at specific contracted intervals and pays fixed rates of interest ranging from 0.46% to 3.88% (2022: 0.15% to 3.88%) per annum.

A breakdown of the notional amounts of these interest rate swaps, expressed as a percentage of total borrowings, is as follows:

	2023		2022	
	$'000	**% of total borrowings**	$'000	% of total borrowings
GROUP				
3-month SOR	**–**	**–**	355,000	12%
3-month SORA	**1,112,750**	**48%**	1,132,500	40%
3-month BBSW	**324,760**	**14%**	549,521	19%
3-month TONA	**56,884**	**2%**	53,185	2%
3-month DTIBOR	**36,232**	**2%**	39,396	1%
Total	**1,530,626**	**66%**	2,129,602	74%

The Group designates most interest rate swaps as cash flow hedges which were assessed to be highly effective. A net unrealised loss of $235,000 (2022: gain of $45,251,000) was included in hedging reserve in Unitholders' funds in respect of these contracts. A net unrealised fair value loss of $7,804,000 (2022: gain of $5,506,000) was recognised in profit or loss for interest rate swaps that were not designated as hedging instruments.

14. BORROWINGS

	Interest rate range	Maturity	2023 $'000	2022 $'000
GROUP				
Current:				
Bank loans[1]	2.75%	2024	**135,607**	–
TMK bonds[2]	0.50%	2023	**–**	1,579
Borrowings (secured)			**135,607**	1,579
Bank loans[1]	3.28% – 4.83%	2023	**–**	570,811
Revolving loans[3]	0.50% (2022: 3.23% – 4.70%)	2024 (2022: 2023)	**779**	71,300
Medium term notes[4]	3.275%	2024	**75,000**	–
Convertible bonds (Note 15)	1.90%	2024	**53,297**	–
Borrowings (unsecured)			**129,076**	642,111
Non-current:				
Bank loans[1]	4.58% (2022: 2.75% – 3.98%)	2025 (2022: 2024 – 2025)	**469,704**	605,301
TMK bonds[2]	0.52% (2022: 0.50%)	2027	**36,023**	39,106
Borrowings (secured)			**505,727**	644,407
Bank loans[1]	0.70% – 5.58% (2022: 0.70% – 4.53%)	2025 – 2028 (2022: 2025 – 2027)	**910,587**	798,860
Revolving loans[3]	4.59% – 5.48% (2022: 2.95% – 4.14%)	2026 – 2028 (2022: 2026 – 2028)	**307,401**	487,356
Medium term notes[4]	2.07% – 3.72% (2022: 2.07% – 3.275%)	2026 – 2028 (2022: 2024 – 2028)	**350,000**	225,000
Convertible bonds (Note 15)	1.90%	2024	**–**	52,567
Borrowings (unsecured)			**1,567,988**	1,563,783
Total borrowings			**2,338,398**	2,851,880
Percentage of total borrowings to net asset value			**40.7%**	48.6%

14. BORROWINGS (continued)

	Interest rate range	Maturity	2023 $'000	2022 $'000
TRUST				
Current:				
Bank loans	4.83%	2023	–	63,975
Convertible bonds (Note 15)	1.90%	2024	**53,297**	–
Borrowings from subsidiaries	3.275%	2024	**75,000**	–
Borrowings (unsecured)			**128,297**	63,975
Non-current:				
Bank loans	4.57% – 4.67% (2022: 4.53%)	2025 – 2028 (2022: 2025)	**199,492**	99,881
Convertible bonds (Note 15)	1.90%	2024	–	52,567
Borrowings from subsidiaries[5]	0.5% – 5.58% (2022: 0.70% – 4.75%)		**1,373,149**	1,993,230
Borrowings (unsecured)			**1,572,641**	2,145,678
Total borrowings			**1,700,938**	2,209,653
Percentage of total borrowings to net asset value			**40.2%**	50.9%

1 Bank loans amounting to $605,311,000 (2022: $605,301,000) are secured over certain investment properties of the Group (Note 3). The loans are repayable upon maturity.

Bank loans amounting to $135,607,000 (2022: $135,597,000) are on a fixed interest rate of 2.75% (2022: 2.75%) per annum. The Group has entered into interest rate swaps (Note 13) to hedge $1,191,387,000 (2022: $1,704,406,000) of the bank loans that are on floating interest rates.

2 Bonds issued by a Tokutei Mokutei Kaisha incorporated under the Asset Liquidation Law of Japan ("TMK bonds") amounting to $36,023,000 (2022: $40,685,000) are secured over an investment property of the Group (Note 3). The bonds are repayable upon maturity.

The Group has entered into interest rate swaps (Note 13) to hedge $36,023,000 (2022: $39,106,000) of the TMK bonds that are on floating interest rates.

3 The Group has entered into interest rate swaps (Note 13) to hedge $194,001,000 (2022: $290,314,000) of the revolving loans that are on floating interest rates.

4 On 6 April 2017, Keppel REIT MTN Pte. Ltd. issued $75,000,000 of medium term notes due in 2024 through the multicurrency debt issuance programme, at a fixed coupon rate of 3.275% per annum.

On 15 September 2021, Keppel REIT MTN Pte. Ltd. issued $150,000,000 of medium term notes due in 2028 through the multicurrency debt issuance programme, at a fixed coupon rate of 2.07% per annum.

On 15 November 2023, Keppel REIT MTN Pte. Ltd. issued $200,000,000 of medium term notes due in 2026 through the multicurrency debt issuance programme, at a fixed coupon rate of 3.72% per annum.

5 These borrowings are not due for repayment within the next 12 months.

Borrowings of both the Group and the Trust denominated in currencies other than the respective entities' functional currencies amounted to $529,067,000 (2022: $726,407,000) that are denominated in Australian dollar and $57,682,000 (2022: $59,094,000) that are denominated in Japanese Yen.

For the current portion of borrowings, the Group has sufficient loan facilities available to refinance these borrowings when they fall due.

As at 31 December 2023, the Group had unutilised facilities of $1,191,303,000 (2022: $814,964,000) available to meet its future obligations.

15. CONVERTIBLE BONDS

On 10 April 2019, the Trust issued $200,000,000 in principal amount of 1.90% convertible bonds due 2024, denominated in Singapore dollar. On 10 April 2022, $146,500,000 in aggregate principal of these convertible bonds were redeemed. As at 31 December 2023, $53,500,000 in aggregate principal of the convertible bonds remained outstanding.

The convertible bonds may be converted into Units of the Trust at the option of the convertible bond holder at the prevailing conversion price from 21 May 2019, up to the close of business on 31 March 2024. The convertible bonds may also be redeemed, in whole or in part, at the option of the Trustee at any time after 10 April 2022 but not less than seven business days prior to the maturity date on 10 April 2024 (subject to satisfaction of certain conditions).

Unless previously redeemed, converted or purchased and cancelled, the convertible bonds will be redeemed five years from the issue date on 10 April 2024 at 100% of its nominal value together with accrued interest.

On the date of issuance, the initial conversion price was $1.4625 per Unit and is subject to adjustments under certain events set out in the trust deed for the convertible bonds.

As at 31 December 2023, the prevailing conversion price was $1.2999 (2022: $1.3494) per Unit. On 30 January 2024, the Manager announced that the conversion price will be further adjusted to $1.2546 with effect from 15 March 2024, subsequent to the payment of distribution for the period from 1 July 2023 to 31 December 2023.

The fair value of the liability component, included in non-current borrowings, is calculated using a market interest rate for an equivalent non-convertible bond at the date of issue. The residual amount, representing the value of the equity conversion component, is included within Unitholders' funds.

The carrying amount of the liability component of the convertible bonds at the balance sheet date is derived as follows:

	2023 $'000	2022 $'000
GROUP AND TRUST		
Nominal value of convertible bonds at issuance	**200,000**	200,000
Equity conversion component on initial recognition	**(11,037)**	(11,037)
Redemption in 2022	**(146,500)**	(146,500)
Adjustment to equity conversion component on redemption	**8,085**	8,085
	50,548	50,548
Interest accretion	**2,779**	2,158
Unamortised portion of issue expenses	**(30)**	(139)
At 31 December	**53,297**	52,567

16. DEFERRED TAX LIABILITIES

Movement in deferred tax liabilities is as follows:

	GROUP	
	2023 $'000	2022 $'000
Investment properties		
At 1 January	**49,157**	52,087
Translation differences	**(1,742)**	(3,099)
Tax charged to Consolidated Statement of Profit or Loss (Note 26)	**3,844**	169
At 31 December	**51,259**	49,157

Deferred tax liabilities are expected to be settled after one year from the balance sheet date.

17. UNITS IN ISSUE AND PERPETUAL SECURITIES

a. Units in issue

	No. of units		Amount	
	Units in issue '000	Treasury units '000	Units in issue $'000	Treasury units $'000
GROUP AND TRUST				
At 1 January 2023	**3,742,223**	**–**	**3,943,181**	**–**
Issue of Units:				
– Payment of management fees in Units	**59,980**	**–**	**53,261**	**–**
Purchase of Units	**–**	**(19,650)**	**–**	**(17,181)**
Cancellation of treasury units	**(19,650)**	**19,650**	**(17,181)**	**17,181**
At 31 December 2023	**3,782,553**	**–**	**3,979,261**	**–**
At 1 January 2022	3,695,419	–	3,890,819	–
Issue of Units:				
– Payment of management fees in Units	46,804	–	52,362	–
At 31 December 2022	3,742,223	–	3,943,181	–

During the current financial year, 59,980,374 (2022: 46,804,424) Units were issued at unit prices ranging from $0.8641 to $0.9088 (2022: $1.0384 to $1.2221) as payment of management fees to the Manager.

Each Unit represents an undivided interest in the Trust. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- receive income and other distributions attributable to the Units held;
- participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less liabilities, in accordance with their proportionate interests in the Trust. However, a Unitholder has no equitable or proprietary interest in the underlying assets of the Trust and is not entitled to transfer to it any assets (or part thereof) or of any estate or interest in any asset (or part thereof) of the Trust; and
- attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10% of the issued Units of the Scheme) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include, *inter alia*, the following:

- a Unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and
- a Unitholder has no right to request the Manager to repurchase or redeem his or her Units while the Units are listed on SGX-ST. The Trust Deed contains provisions designed to limit the liability of a Unitholder to the amount paid or payable for any Unit, and to ensure that no Unitholder, by reason alone of being a Unitholder, will be personally liable to indemnify the Trustee or any creditor of the Group in the event that the liabilities of the Group exceed its assets, if the issue price of the Units held by that Unitholder has been fully paid.

b. Treasury units

During the financial year ended 31 December 2023, 19,650,000 Units were purchased at unit prices ranging from $0.8550 to $0.9100 from the open market and subsequently cancelled.

c. **Perpetual securities**

On 11 September 2020 and 7 October 2020, the Trust issued a total of $300,000,000 of subordinated perpetual securities at a fixed rate of 3.15% per annum, with the first distribution rate reset falling on 11 September 2025 and subsequent resets occurring every five years thereafter.

Perpetual securities have no fixed redemption date and redemption is at the option of the Trust in accordance with the terms of issue of the securities. The distribution is payable semi-annually at the discretion of the Trust and is non-cumulative.

In terms of distribution payments or in the event of winding-up of the Trust:

- These perpetual securities rank pari passu with the holders of preferred units (if any) and rank ahead of the Unitholders of the Trust, but junior to the claims of all other present and future creditors of the Trust.

- The Trust shall not declare or pay any distribution to the Unitholders, or make redemption, unless the Trust declares or pays any distribution to the perpetual securities holders.

Perpetual securities are classified as equity instruments and recorded in equity in the Statements of Movements in Unitholders' Funds. The $302,023,000 (2022: $302,023,000) presented on the Balance Sheets represent the $300,000,000 (2022: $300,000,000) perpetual securities issued net of issue expenses, and include the profit attributable to perpetual securities holders from the last distribution date.

18. NON-CONTROLLING INTERESTS

Material non-controlling interests ("NCI") of the Group are as follows:

	NCI percentage of ownership interest and voting interest		Carrying amount of NCI	
	2023 %	2022 %	**2023 $'000**	2022 $'000
Ocean Properties LLP	**~20.1**	~20.1	**442,320**	442,537

Summarised financial information before inter-group elimination:

	Ocean Properties LLP	
	2023 $'000	2022 $'000
Non-current assets	**2,943,342**	2,929,441
Current assets	**26,503**	25,683
Non-current liabilities	**(489,648)**	(493,018)
Current liabilities	**(36,994)**	(30,820)
Net assets	**2,443,203**	2,431,286
Revenue	**115,574**	103,708
Profit for the year	**103,426**	191,096
Other comprehensive income	**(11,152)**	16,839
Total comprehensive income	**92,274**	207,935
Total comprehensive income attributable to NCI	**15,933**	36,971
Distribution of partnership profits to NCI	**(16,152)**	(15,041)
Net cash flows provided by operating activities	**92,280**	86,877
Net cash flows used in investing activities	**(215)**	(772)
Net cash flows used in financing activities	**(89,447)**	(83,159)

19. RESERVES

a. Hedging reserve

	GROUP 2023			
	Interest rate risk $'000	**Foreign exchange risk $'000**	**Hedging reserves of associates $'000**	**Total $'000**
At 1 January	**48,543**	**6,256**	**17,405**	**72,204**
Fair value (losses)/gains	**(235)**	**10,376**	**–**	**10,141**
Reclassification to profit or loss, as hedged item has affected profit or loss				
– Net foreign exchange differences	**–**	**(14,504)**	**–**	**(14,504)**
– Borrowing costs	**(30,615)**	**–**	**–**	**(30,615)**
Share of associates' fair value losses	**–**	**–**	**(13,192)**	**(13,192)**
Less: Non-controlling interests	**2,242**	**–**	**–**	**2,242**
	(28,608)	**(4,128)**	**(13,192)**	**(45,928)**
At 31 December	**19,935**	**2,128**	**4,213**	**26,276**

	GROUP 2022			
	Interest rate risk $'000	Foreign exchange risk $'000	Hedging reserves of associates $'000	Total $'000
At 1 January	3,292	(283)	(9,269)	(6,260)
Fair value gains	56,492	5,826	–	62,318
Reclassification to profit or loss, as hedged item has affected profit or loss				
– Trust expenses	–	713	–	713
– Borrowing costs	(7,856)	–	–	(7,856)
Share of associates' fair value gains	–	–	26,674	26,674
Less: Non-controlling interests	(3,385)	–	–	(3,385)
	45,251	6,539	26,674	78,464
At 31 December	48,543	6,256	17,405	72,204

	TRUST		
	2023		
	Interest rate risk $'000	Foreign exchange risk $'000	Total $'000
At 1 January	33,083	6,292	39,375
Fair value gains	1,799	10,404	12,203
Reclassification to profit or loss, as hedged item has affected profit or loss			
– Net foreign exchange differences	–	(14,518)	(14,518)
– Borrowing costs	(21,583)	–	(21,583)
	(19,784)	(4,114)	(23,898)
At 31 December	13,299	2,178	15,477

	TRUST		
	2022		
	Interest rate risk $'000	Foreign exchange risk $'000	Total $'000
At 1 January	1,242	(406)	836
Fair value gains	37,124	5,826	42,950
Reclassification to profit or loss, as hedged item has affected profit or loss			
– Trust expenses	–	872	872
– Borrowing costs	(5,283)	–	(5,283)
	31,841	6,698	38,539
At 31 December	33,083	6,292	39,375

b. Foreign currency translation reserve

	GROUP	
	2023 $'000	2022 $'000
At 1 January	(143,951)	(80,899)
Net currency translation differences of financial statements of foreign subsidiaries and joint ventures	(6,738)	(40,261)
Net currency translation differences of hedging instruments designated as net investment hedge of foreign operations	(46,884)	(22,898)
Less: Non-controlling interests	(45)	107
	(53,667)	(63,052)
At 31 December	(197,618)	(143,951)

As at 31 December 2023, losses of $92,652,000 (2022: $45,768,000) recorded in the foreign currency translation reserve relate to continuing hedges. None of the foreign currency translation reserve relates to hedging relationships for which hedge accounting is no longer applied.

19. RESERVES (continued)

c. Other reserves

	GROUP		
	Discount on acquisition of non-controlling interest $'000	Equity component of convertible bonds $'000	Total $'000
At 1 January and 31 December 2023	**3,222**	**2,952**	**6,174**
At 1 January 2022	3,222	11,037	14,259
Redemption of convertible bonds	–	(8,085)	(8,085)
At 31 December 2022	3,222	2,952	6,174

	TRUST	
	Equity component of convertible bonds $'000	Total $'000
At 1 January and 31 December 2023	**2,952**	**2,952**
At 1 January 2022	11,037	11,037
Redemption of convertible bonds	(8,085)	(8,085)
At 31 December 2022	2,952	2,952

20. PROPERTY INCOME

	GROUP	
	2023 $'000	2022 $'000
Gross rent	**220,172**	207,777
Car park income	**8,594**	8,290
Other income	**4,305**	3,219
	233,071	219,286

21. PROPERTY EXPENSES

	GROUP	
	2023 $'000	2022 $'000
Property tax	**14,934**	14,137
Property management fee	**6,459**	5,829
Property management reimbursements	**1,608**	1,664
Marketing expenses	**2,443**	2,022
Utilities	**8,255**	3,599
Repair and maintenance	**14,206**	13,050
Other property expenses	**2,787**	3,043
	50,692	43,344

22. RENTAL SUPPORT

For the year ended 31 December 2023, this pertains to top-up payments from the developer of 2 Blue Street in lieu of vacant spaces from the date of practical completion.

For the year ended 31 December 2022, this pertained to top-up payments from the vendor of Keppel Bay Tower in lieu of vacant spaces. The rental support arrangement for Keppel Bay Tower ceased in November 2022.

23. TRUST EXPENSES

	GROUP	
	2023 $'000	2022 $'000
Manager's base fees	**44,329**	43,676
Manager's performance fees	**9,987**	9,000
Trustees' fees	**1,550**	1,579
Auditor's remuneration	**539**	479
Professional fees	**3,326**	4,239
Other trust expenses	**2,649**	4,515
	62,380	63,488

For the financial years ended 31 December 2023 and 2022, the Manager has elected to receive 100% of base fees and performance fees earned in Units. The Manager's base fees are presented net of management fees paid to external asset and investment managers. The fees to these external asset and investment managers amounting to $1,574,000 (2022: $1,264,000) are paid in cash and recorded in other trust expenses. This represents 2.9% (2022: 2.4%) of the gross amount of the Manager's base fees and performance fees.

24. BORROWING COSTS

	GROUP	
	2023 $'000	2022 $'000
Interest expense on borrowings	**64,938**	55,468
Amortisation of capitalised transaction costs	**2,045**	2,268
	66,983	57,736

25. NET CHANGE IN FAIR VALUE OF INVESTMENT PROPERTIES

	GROUP	
	2023 $'000	2022 $'000
Investment properties held directly by the Group (Note 3)	**(29,031)**	147,681
Investment properties held by associates (Note 5)	**77,012**	132,728
Investment properties held by joint ventures (Note 6)	**(13,256)**	(5,704)
Effects of recognising rental income on a straight-line basis over the lease terms	**(10,027)**	(13,247)
	24,698	261,458

26. INCOME TAX EXPENSE

	GROUP	
	2023 $'000	**2022 $'000**
Singapore current tax:		
– current year	**8**	3
– under/(over) provision in respect of previous financial years	**25**	(3,608)
Overseas deferred tax:		
– current year	**3,844**	169
Overseas withholding tax:		
– current year	**7,695**	6,725
– over provision in respect of previous financial years	**–**	(1,244)
	11,572	2,045
Reconciliation of effective tax:		
Profit before tax	**208,051**	450,448
Income tax using Singapore tax rate of 17% (2022: 17%)	**35,369**	76,576
Effects of:		
– expenses not deductible for tax purposes	**11,618**	10,496
– income not subject to tax	**(33,368)**	(62,518)
– effects of tax rates in foreign jurisdictions	**15,369**	138
– tax transparency	**(25,136)**	(24,520)
– under/(over) provision in respect of previous financial years	**25**	(4,852)
– withholding tax	**7,695**	6,725
Income tax expense recognised in Consolidated Statement of Profit or Loss	**11,572**	2,045

For the financial year ended 31 December 2022, there was a refund of corporate income tax of $3,586,000 from the Inland Revenue Authority of Singapore for previous years of assessment.

27. EARNINGS PER UNIT

The basic earnings per Unit is calculated by dividing profit for the year attributable to Unitholders against the weighted average number of Units in issue during the year.

	GROUP	
	2023 $'000	**2022 $'000**
Profit for the year attributable to Unitholders	**168,581**	405,387
Profit for the year attributable to Unitholders before net change in fair value of investment properties and related tax expenses	**150,002**	162,659
	No. of Units '000	**No. of Units '000**
Weighted average number of Units in issue during the year	**3,764,960**	3,723,146
Basic earnings per Unit based on:		
– Profit for the year attributable to Unitholders	**4.48 cents**	10.89 cents
– Profit for the year attributable to Unitholders before net change in fair value of investment properties and related tax expenses	**3.98 cents**	4.37 cents

The diluted earnings per Unit is calculated by dividing adjusted profit for the year attributable to Unitholders against the weighted average number of Units in issue (diluted) during the year.

	GROUP	
	2023 $'000	2022 $'000
Profit for the year attributable to Unitholders	**168,581**	405,387
Add: Interest expense on convertible bonds	**1,607**	2,679
Adjusted profit for the year attributable to Unitholders	**170,188**	408,066
Profit for the year attributable to Unitholders before net change in fair value of investment properties and related tax expenses	**150,002**	162,659
Add: Interest expense on convertible bonds	**1,607**	2,679
Adjusted profit for the year attributable to Unitholders before net change in fair value of investment properties and related tax expenses	**151,609**	165,338
	No. of Units '000	No. of Units '000
Weighted average number of Units in issue during the year	**3,764,960**	3,723,146
Effects of potential dilutive Units arising from the assumed conversion of outstanding convertible bonds to Units	**39,648**	69,094
Weighted average number of Units in issue during the year (diluted)	**3,804,608**	3,792,240
Diluted earnings per Unit based on:		
– Adjusted profit for the year attributable to Unitholders	**4.47 cents**	10.76 cents
– Adjusted profit for the year attributable to Unitholders before net change in fair value of investment properties and related tax expenses	**3.98 cents**	4.36 cents

28. SIGNIFICANT RELATED PARTY TRANSACTIONS

During the financial year, other than those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties:

	GROUP	
	2023 $'000	2022 $'000
Acquisition fee paid to the Manager	**–**	870
Trustee's fees	**949**	1,000
Property and asset management fees and reimbursements paid/payable to related companies	**6,953**	6,422
Leasing commissions paid/payable to a related company	**1,416**	2,178
Service fees paid/payable to a related company	**209**	237
Rental income and other related income from related companies	**13,086**	12,836
Interest income received from associates	**3,662**	24,320
Rental support received from a related company	**–**	1,688
Electricity supply provided by a related company	**7,358**	3,059
Joint investment with a related company in connection with the acquisition of an investment property	**–**	94,974
Additional equity injection in connection with a joint investment with a related company	**2,794**	–

29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to credit, interest rate, liquidity, foreign currency and operational risks in the normal course of its business. Assessment of financial risks is carried out regularly by the Manager.

The Manager ascribes importance to risk management and constantly takes initiatives to systematically review the risks it faces and mitigate them. Some of the key risks that the Manager has identified are as follows:

a. Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or a counterparty to settle its financial and contractual obligations to the Group as and when they fall due.

Credit assessments on prospective tenants are carried out by way of evaluation of information from corporate searches and conducted prior to the signing of lease agreements. Security deposits are collected from tenants, and the Group's tenant trade sector mix in its property portfolio is actively monitored and managed to avoid excessive exposure to any one potentially volatile trade sector.

The Manager has ensured that appropriate terms and/or credit controls are stipulated in the agreements to ensure that the counterparty fulfils its obligations.

In measuring the lifetime expected credit loss allowance for trade receivables, debtors are grouped based on shared credit risk characteristics and days past due. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking macroeconomic factors affecting the ability of the debtor to settle the receivables. Allowances are made for impaired receivables (net of security deposits and bank guarantees) when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. Where such allowances are made, the Manager continues to engage in enforcement activity to attempt to recover these receivables due. Where recoveries are made, these are recognised in profit or loss.

Exposure to credit risk

At the reporting date, the Group's maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the Balance Sheets.

Credit risk concentration profile

At the reporting date, approximately 19% (2022: 10%) of the Group's trade and other receivables were due from related companies and joint ventures. Concentration of credit risk relating to trade receivables is limited due to the Group's many and varied tenants. The tenants are engaged in diverse businesses and are of good quality and strong credit standing.

Financial assets that are neither past due nor impaired

Trade and other receivables and advances to associates that are neither past due nor impaired relate to creditworthy debtors and counterparties with good payment record. Cash and bank balances are placed and derivative financial instruments are entered into with financial institutions with good credit ratings.

For the year ended 31 December 2022, the Group had identified a group of receivables relating to certain tenants who were experiencing financial difficulties. The carrying amount of impaired trade receivables is disclosed in Note 9.

b. Interest rate risk

The Group's exposure to changes in interest rates is primarily from its interest earning financial assets and interest bearing financial liabilities.

The Group constantly monitors its exposure to changes in interest rates of its interest bearing financial liabilities. Interest rate risk is managed on an on-going basis with the primary objective of limiting the extent to which net interest expense can be affected by adverse movements in interest rates through the use of financial instruments or other suitable financial products.

The Group manages interest costs by using a mix of fixed and floating rate debts. The details of the interest rates relating to interest earning financial assets and interest bearing financial liabilities are disclosed in Notes 7, 11, 14 and 15 respectively.

Cash flow and fair value interest rate risk

As at the balance sheet date, the Group is exposed to the SORA, BBSW, TONA and DTIBOR.

Sensitivity analysis
At the reporting date, if interest rates had been 0.25% (2022: 0.50%) per annum higher/lower with all other variables constant, the Group's profit before tax would have been $409,000 (2022: $1,598,000) lower/higher, and the Group's accumulated gains in the hedging reserve would have been $6,752,000 (2022: $20,398,000) higher/lower, mainly as a result of an increase/decrease in the fair value of interest rate swaps designated as cash flow hedges.

c. Liquidity risk

The Manager monitors and maintains the Group's cash flow position and working capital to ensure that there are adequate liquid reserves in terms of cash and credit facilities to meet short-term obligations. Steps have been taken to plan for funding and expense requirements so as to manage the cash position at any point of time.

The table below summarises the financial liabilities of the Group and the Trust and their maturity profile at the reporting date based on contractual undiscounted repayment obligations.

	2023				2022			
	1 year or less $'000	**> 1 year to 5 years $'000**	**> 5 years $'000**	**Total $'000**	1 year or less $'000	> 1 year to 5 years $'000	> 5 years $'000	Total $'000
GROUP								
Trade and other payables	**59,627**	**–**	**–**	**59,627**	57,837	–	–	57,837
Derivative financial instruments:								
– Interest rate swaps (settled net)	**(21,652)**	**(6,458)**	**–**	**(28,110)**	(18,977)	(19,858)	8	(38,827)
– Forward currency contracts (gross payments)	**41,301**	**4,766**	**–**	**46,067**	194,208	8,277	–	202,485
– Forward currency contracts (gross receipts)	**(42,586)**	**(4,813)**	**–**	**(47,399)**	(199,602)	(9,191)	–	(208,793)
– Forward currency contracts (settled net)	**1**	**–**	**–**	**1**	29	–	–	29
Security deposits	**10,590**	**35,975**	**533**	**47,098**	8,528	37,053	321	45,902
Borrowings	**357,381**	**2,238,985**	**–**	**2,596,366**	738,965	2,017,771	400,386	3,157,122
	404,662	**2,268,455**	**533**	**2,673,650**	780,988	2,034,052	400,715	3,215,755
TRUST								
Trade and other payables	**28,851**	**–**	**–**	**28,851**	18,342	–	–	18,342
Derivative financial instruments:								
– Interest rate swaps (settled net)	**(12,373)**	**(2,136)**	**–**	**(14,509)**	(12,172)	(10,543)	8	(22,707)
– Forward currency contracts (gross payments)	**41,301**	**4,766**	**–**	**46,067**	194,208	8,277	–	202,485
– Forward currency contracts (gross receipts)	**(42,586)**	**(4,813)**	**–**	**(47,399)**	(199,602)	(9,191)	–	(208,793)
– Forward currency contracts (settled net)	**1**	**–**	**–**	**1**	29	–	–	29
Borrowings	**198,425**	**1,722,418**	**–**	**1,920,843**	716,329	1,341,337	400,386	2,458,052
	213,619	**1,720,235**	**–**	**1,933,854**	717,134	1,329,880	400,394	2,447,408

29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

d. Foreign currency risk

Foreign currency risk arises when transactions are denominated in currencies other than the respective functional currencies of the various entities in the Group and impact the Group's net assets and profit for the year.

The Group's foreign currency risk relates mainly to the exposure from its investments in Australia, South Korea and Japan, and the regular distributable income and interest income from these investments. The Manager monitors the Group's foreign currency exposure on an on-going basis and manages its exposure to adverse movements in foreign currency exchange rates through financial instruments or other suitable financial products.

The Group has outstanding forward currency contracts with notional amounts totalling $50,218,000 (2022: $209,593,000) (Note 13). As at the reporting date, net derivative financial assets of $2,128,000 (2022: assets of $6,256,000) were recorded on the Balance Sheets based on the fair value of these forward exchange contracts.

Sensitivity analysis

At the reporting date, if the Australian dollar strengthened/weakened against the Singapore dollar by 5% (2022: 5%) with all other variables constant, the Group's profit before tax would have been $1,644,000 (2022: $2,354,000) higher/lower, and the accumulated gains in the Group's hedging reserve would have been $2,296,000 lower/higher (2022: $6,262,000 higher/lower).

If the Korean Won strengthened/weakened against the Singapore dollar by 5% (2022: 5%) with all other variables constant, the Group's accumulated gains in the hedging reserve would have been $141,000 (2022: $161,000) lower/higher. There would be no significant impact on the Group's profit before tax.

If the Japanese Yen strengthened/weakened against the Singapore dollar by 5% (2022: 5%) with all other variables constant, there would be no significant impact on the Group's profit before tax and hedging reserve.

30. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to optimise the Group's funding structure and ensure that it maintains a healthy aggregate leverage.

Under the Property Funds Appendix of the CIS Code, the aggregate leverage should not exceed 45.0% of the Group's deposited properties, and is allowed a maximum aggregate leverage of 50.0% only if the Group has an adjusted interest coverage ratio of at least 2.5 times after taking into account the interest payment obligations from the new borrowings.

The Group's capital is represented by its Unitholders' funds as disclosed in the Balance Sheets. The Group constantly monitors capital using the aggregate leverage, which is total gross borrowings divided by the value of its deposited properties. The value of the deposited properties refers to the value of the property fund's total assets (excluding restricted cash and bank balances) based on the latest valuation. At the balance sheet date, the Group has gross borrowings (including deferred borrowings and the Group's respective share of external borrowings carried at ORQPL, BFCDLLP and CBDPL) totalling $3,664,111,000 (2022: $3,605,658,000) and an aggregate leverage of 38.9% (2022: 38.4%).

31. FAIR VALUE OF ASSETS AND LIABILITIES

a. Fair value hierarchy

The fair value of a financial instrument is the amount at which the instrument could be exchanged or settled between knowledgeable and willing parties in an arm's length transaction other than in a forced or liquidation sale.

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

i. Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can assess at the measurement date;
ii. Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
iii. Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in their entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

b. Assets and liabilities measured at fair value

The following table shows an analysis of each class of assets and liabilities measured at fair value at the end of the reporting period:

	GROUP		
	2023 $'000		
	Significant observable inputs other than quoted prices (Level 2)	**Significant unobservable inputs (Level 3)**	**Total**
Financial assets			
Financial assets at fair value through profit or loss	**–**	**9,467**	**9,467**
Derivative financial instruments:			
– Forward currency contracts	**2,178**	**–**	**2,178**
– Interest rate swaps	**27,749**	**–**	**27,749**
Financial assets as at 31 December	**29,927**	**9,467**	**39,394**
Financial liabilities			
Derivative financial instruments:			
– Forward currency contracts	**(50)**	**–**	**(50)**
– Interest rate swaps	**(8,848)**	**–**	**(8,848)**
Financial liabilities as at 31 December	**(8,898)**	**–**	**(8,898)**
Non-financial assets			
Investment properties	**–**	**4,927,549**	**4,927,549**
Non-financial assets as at 31 December	**–**	**4,927,549**	**4,927,549**

	GROUP		
	2022 $'000		
	Significant observable inputs other than quoted prices (Level 2)	Significant unobservable inputs (Level 3)	Total
Financial assets			
Financial assets at fair value through profit or loss	–	17,474	17,474
Derivative financial instruments:			
– Forward currency contracts	6,312	–	6,312
– Interest rate swaps	64,640	–	64,640
Financial assets as at 31 December	70,952	17,474	88,426
Financial liabilities			
Derivative financial instruments:			
– Forward currency contracts	(56)	–	(56)
– Interest rate swaps	(7,084)	–	(7,084)
Financial liabilities as at 31 December	(7,140)	–	(7,140)
Non-financial assets			
Investment properties	–	4,917,045	4,917,045
Non-financial assets as at 31 December	–	4,917,045	4,917,045

31. FAIR VALUE OF ASSETS AND LIABILITIES (continued)

b. Assets and liabilities measured at fair value (continued)

	TRUST 2023 $'000		
	Significant observable inputs other than quoted prices (Level 2)	Significant unobservable inputs (Level 3)	Total
Financial assets			
Derivative financial instruments:			
– Forward currency contracts	2,178	–	2,178
– Interest rate swaps	19,496	–	19,496
Financial assets as at 31 December	21,674	–	21,674
Financial liabilities			
Derivative financial instruments:			
– Forward currency contracts	(50)	–	(50)
– Interest rate swaps	(8,848)	–	(8,848)
Financial liabilities as at 31 December	(8,898)	–	(8,898)

	TRUST 2022 $'000		
	Significant observable inputs other than quoted prices (Level 2)	Significant unobservable inputs (Level 3)	Total
Financial assets			
Derivative financial instruments:			
– Forward currency contracts	6,312	–	6,312
– Interest rate swaps	45,235	–	45,235
Financial assets as at 31 December	51,547	–	51,547
Financial liabilities			
Derivative financial instruments:			
– Forward currency contracts	(56)	–	(56)
– Interest rate swaps	(7,084)	–	(7,084)
Financial liabilities as at 31 December	(7,140)	–	(7,140)

There were no transfers between Levels 2 and 3 for the Group and Trust in the years ended 31 December 2023 and 2022.

c. Level 2 fair value measurements

Forward currency contracts and interest rate swaps are valued using valuation techniques with market observable inputs. The most frequently applied valuation technique includes forward pricing and swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties, foreign exchange spot and forward rates, interest rate curves and forward rate curves.

d. Level 3 fair value measurements

i. Valuation policies and procedures

The Group engages external, independent and qualified valuers to determine the fair value of the Group's investment properties at least once at the end of every financial year. As at 31 December 2023, the Group has obtained valuations by external valuers of its investment properties.

The Manager is responsible for selecting and engaging valuation experts that possess the relevant credentials and knowledge of valuation of investment properties. In accordance to the CIS Code, the Group rotates the independent valuers every two years.

Management reviews the appropriateness of the valuation methodologies and assumptions adopted by the external valuers.

Significant changes in fair value measurements from period to period are evaluated by management for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent external sources, or internal sources if necessary and appropriate. Significant valuation issues are reported to the Audit and Risk Committee.

ii. Information about significant unobservable inputs used in Level 3 fair value measurements

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties categorised under Level 3 of the fair value hierarchy.

Description	Fair value as at 31 December 2023 $'000	Valuation techniques	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Investment properties	**4,927,549**	**Capitalisation approach**	**Capitalisation rate**	**2.70% – 6.13%**	**The higher the rate, the lower the fair value**
		Discounted cash flow analysis	**Discount rate**	**2.50% – 6.88%**	**The higher the rate, the lower the fair value**
			Terminal capitalisation rate	**2.80% – 6.50%**	**The higher the rate, the lower the fair value**
		Direct comparison method	**Transacted prices of comparable properties**	**$487/sf – $1,843/sf**	**The higher the price, the higher the fair value**

Description	Fair value as at 31 December 2022 $'000	Valuation techniques	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Investment properties	4,917,045	Capitalisation approach	Capitalisation rate	2.70% – 5.38%	The higher the rate, the lower the fair value
		Discounted cash flow analysis	Discount rate	2.50% – 6.75%	The higher the rate, the lower the fair value
			Terminal capitalisation rate	2.80% – 5.63%	The higher the rate, the lower the fair value
		Direct comparison method	Transacted prices of comparable properties	$735/sf – $2,715/sf	The higher the price, the higher the fair value

The investment properties categorised under Level 3 of the fair value hierarchy are generally sensitive to the various unobservable inputs tabled above. A significant movement of each input would result in a significant change to the fair value of the respective investment properties.

iii. Financial assets at fair value through profit or loss

Rental support provided by the vendor or developer of investment properties to the Group is classified as financial assets at fair value through profit or loss.

Fair value adjustments due to changes in estimated cash flows are recognised as net change in fair value of financial assets at fair value through profit or loss in the Consolidated Statement of Profit or Loss.

The financial assets at fair value through profit or loss classified as non-current assets pertain to rental support provided by the developer of 2 Blue Street in lieu of spaces which remain unleased for a period of up to three years after practical completion. The fair value was determined by the external valuer of 2 Blue Street, contemporaneously in their valuation of the investment property. An increase/decrease in the assumed level and period of leasing commitment would result in a decrease/increase to its fair value. Please refer to the fair value measurements of investment properties above for more information on the valuation of the investment property.

31. FAIR VALUE OF ASSETS AND LIABILITIES (continued)

e. Fair value of financial instruments by classes that are not carried at fair value and whose carrying amounts are not reasonable approximation of fair value

The Manager has determined that the carrying amounts of cash and bank balances, trade and other receivables, trade and other payables, security deposits and current borrowings reasonably approximate their fair values. The carrying amounts of advances to associates and floating rate borrowings reasonably approximate their fair values because they are floating rate instruments that are repriced to market interest rates on or near the end of the reporting period.

The fair values of non-current fixed-rate borrowings as at 31 December 2023 and 31 December 2022 are as stated below. They are estimated using discounted cash flow analyses based on current rates for similar types of borrowing arrangements.

	2023		2022	
	Carrying value $'000	Fair value $'000	Carrying value $'000	Fair value $'000
GROUP				
Borrowings (non-current)	**350,000**	**337,820**	413,165	380,521
TRUST				
Borrowings (non-current)	**350,000**	**337,820**	277,568	253,015

f. Classification of financial instruments

	Financial assets at amortised cost $'000	Financial liabilities at amortised cost $'000
GROUP		
2023		
Assets		
Advances to associates	**51,343**	**–**
Trade and other receivables	**13,840**	**–**
Cash and bank balances	**141,579**	**–**
Total	**206,762**	**–**
Liabilities		
Trade and other payables	**–**	**59,627**
Borrowings	**–**	**2,338,398**
Security deposits	**–**	**47,098**
Total	**–**	**2,445,123**
2022		
Assets		
Advances to associates	621,499	–
Trade and other receivables	19,866	–
Cash and bank balances	186,433	–
Total	827,798	–
Liabilities		
Trade and other payables	–	57,837
Borrowings	–	2,851,880
Security deposits	–	45,902
Total	–	2,955,619

	Financial assets at amortised cost $'000	Financial liabilities at amortised cost $'000
TRUST		
2023		
Assets		
Advances to associates	**51,343**	**–**
Trade and other receivables	**30,752**	**–**
Cash and bank balances	**64,424**	**–**
Total	**146,519**	**–**
Liabilities		
Trade and other payables	**–**	**28,851**
Borrowings	**–**	**1,700,938**
Total	**–**	**1,729,789**
2022		
Assets		
Advances to associates	621,499	–
Trade and other receivables	28,463	–
Cash and bank balances	98,182	–
Total	748,144	–
Liabilities		
Trade and other payables	–	18,342
Borrowings	–	2,209,653
Total	–	2,227,995

The Group and the Trust have financial assets at fair value through profit or loss amounting to $9,941,000 (2022: $22,587,000) and $474,000 (2022: $5,133,000) respectively, and financial liabilities at fair value through profit or loss amounting to $3,166,000 (2022: $1,000) and $3,175,000 (2022: $102,000) respectively.

32. PORTFOLIO REPORTING

The Group's business is investing in real estate and real estate-related assets which are predominantly used for commercial purposes. All its existing properties are located in Singapore, Australia, South Korea and Japan.

Discrete financial information is provided to the Board on a property by property basis. The information provided includes net rental (including property income and property expenses) and the value of the investment properties. The Board is of the view that the portfolio reporting is appropriate as the Group's business is investing in prime commercial properties located in the key business districts of Singapore, Australia, South Korea and Japan. In making this judgement, the Board considers the nature and location of these properties which are similar for the entire portfolio of the Group.

Investments in One Raffles Quay and Marina Bay Financial Centre are held through one-third interests in ORQPL, BFCDLLP and CBDPL, investments in 8 Chifley Square and David Malcolm Justice Centre are held through 50% interests in M8CT and MOTT, and the information provided below is in relation to the properties.

32. PORTFOLIO REPORTING (continued)

By property

	GROUP 2023 $'000	GROUP 2022 $'000
Property income		
Ocean Financial Centre	**115,574**	103,708
Keppel Bay Tower	**34,494**	31,836
8 Exhibition Street[1]	**18,553**	17,277
Victoria Police Centre[2]	**30,703**	32,847
Pinnacle Office Park	**16,227**	17,676
2 Blue Street[3]	**422**	–
T Tower	**15,524**	15,835
KR Ginza II[4]	**1,574**	107
Total property income of directly held properties	**233,071**	219,286
Net property income		
Ocean Financial Centre	**92,117**	84,014
Keppel Bay Tower	**27,203**	25,506
8 Exhibition Street[1]	**12,843**	11,976
Victoria Police Centre[2]	**25,152**	27,165
Pinnacle Office Park	**13,247**	15,083
2 Blue Street[3]	**(594)**	–
T Tower	**11,488**	12,133
KR Ginza II[4]	**923**	65
Total net property income of directly held properties	**182,379**	175,942
Less: Net property income attributable to non-controlling interests		
– Ocean Financial Centre[5]	**(18,516)**	(16,887)
– T Tower[6]	**(71)**	(75)
– KR Ginza II[7]	**(14)**	(1)
Total net property income attributable to non-controlling interests	**(18,601)**	(16,963)
One-third interest in ORQPL[8]	**44,090**	39,587
One-third interests in BFCDLLP[9] and CBDPL[9]	**102,109**	92,977
50% interest in M8CT[10]	**8,418**	6,652
50% interest in MOTT[11]	**15,166**	16,257
Total attributable net property income of associates and joint ventures	**169,783**	155,473
Total net property income attributable to Unitholders	**333,561**	314,452
Rental support		
Keppel Bay Tower	**–**	1,688
2 Blue Street[3]	**10,874**	–
Total rental support	**10,874**	1,688
Total net property income attributable to Unitholders, including rental support	**344,435**	316,140

[1] Comprises 50% (2022: 50.0%) interest in 8 Exhibition Street office building and 100.0% (2022: 100.0%) interest in the three adjacent retail units.
[2] Comprises 50% (2022: 50.0%) interest in Victoria Police Centre.
[3] 2 Blue Street achieved practical completion on 3 April 2023. The developer of 2 Blue Street is providing rental support in lieu of spaces which remain unleased for a period of up to three years after practical completion.
[4] KR Ginza II was acquired on 30 November 2022.
[5] Represents an approximate interest of 20.1% (2022: 20.1%) in Ocean Financial Centre.
[6] Represents an approximate interest of 0.6% (2022: 0.6%) in T Tower.
[7] Represents an approximate interest of 1.5% (2022: 1.5%) in KR Ginza II.
[8] Comprises one-third (2022: one-third) interest in ORQPL which holds One Raffles Quay.
[9] Comprise one-third (2022: one-third) interests in BFCDLLP and CBDPL which hold Marina Bay Financial Centre Towers 1, 2 and 3 and Marina Bay Link Mall.
[10] Comprises 50% (2022: 50.0%) interest in M8CT which holds 8 Chifley Square.
[11] Comprises 50% (2022: 50.0%) interest in MOTT which holds David Malcolm Justice Centre.

Reconciliation to profit before net change in fair value of investment properties per Consolidated Statement of Profit or Loss:

	GROUP	
	2023 $'000	2022 $'000
Total net property income attributable to Unitholders, including rental support	**344,435**	316,140
Add/(less):		
Net property income attributable to non-controlling interests	**18,601**	16,963
Net property income of associates and joint ventures attributable to Unitholders	**(169,783)**	(155,473)
Interest income	**7,340**	25,264
Share of results of associates	**80,125**	77,787
Share of results of joint ventures	**23,665**	22,907
Borrowing costs	**(66,983)**	(57,736)
Manager's management fees	**(54,316)**	(52,676)
Net foreign exchange differences	**20,222**	(2,390)
Net change in fair value of financial assets at fair value through profit or loss	**(7,379)**	3,510
Net change in fair value of derivatives	**(4,510)**	5,506
Other unallocated expenses	**(8,064)**	(10,812)
Profit before net change in fair value of investment properties	**183,353**	188,990

	GROUP	
	2023 $'000	2022 $'000
Interests in associates		
One-third interest in ORQPL		
Investment in associate	**680,315**	680,459
Advances to associate	**51,343**	51,343
	731,658	731,802
One-third interest in BFCDLLP		
Investment in associate	**1,198,448**	1,167,986
Advances to associate	**–**	570,156
	1,198,448	1,738,142
One-third interest in CBDPL		
Investment in associate	**801,296**	766,741

	GROUP	
	2023 $'000	2022 $'000
Interests in joint ventures		
50% interest in M8CT		
Investment in joint venture	**191,642**	209,112
50% interest in MOTT		
Investment in joint venture	**211,358**	221,786

32. PORTFOLIO REPORTING (continued)

By geographical area

	GROUP	
	2023 $'000	2022 $'000
Property income		
– Singapore	**150,068**	135,544
– Australia	**65,905**	67,800
– South Korea	**15,524**	15,835
– Japan	**1,574**	107
Total property income of directly held properties	**233,071**	219,286
Net property income		
– Singapore	**119,320**	109,520
– Australia	**50,648**	54,224
– South Korea	**11,488**	12,133
– Japan	**923**	65
Total net property income of directly held properties	**182,379**	175,942
Net property income attributable to Unitholders, including rental support		
– Singapore	**247,003**	226,885
– Australia	**85,106**	77,133
– South Korea	**11,417**	12,058
– Japan	**909**	64
Total net property income attributable to Unitholders, including rental support	**344,435**	316,140
Investment properties, at valuation		
– Singapore	**3,405,000**	3,389,000
– Australia	**1,115,456**	1,150,270
– South Korea	**318,777**	288,149
– Japan	**88,316**	89,626
Total value of investment properties	**4,927,549**	4,917,045

33. COMMITMENTS AND CONTINGENCIES

a. Operating lease commitments – as lessor

The Group leases out its investment properties. Lease arrangements for the Group's overseas investment properties include rental escalation clauses. Future minimum rental receivable under non-cancellable operating leases is as follows:

	GROUP	
	2023 $'000	2022 $'000
Less than one year	**203,235**	191,776
One to two years	**156,842**	176,009
Two to three years	**116,172**	128,392
Three to four years	**68,312**	94,354
Four to five years	**34,989**	53,362
Beyond five years	**635,988**	669,998
	1,215,538	1,313,891

b. Capital commitments

Capital expenditure contracted for as at the end of the reporting period but not recognised in the financial statements is as follows:

	GROUP	
	2023 $'000	2022 $'000
Committed progress payments for investment property under development	**–**	82,745

c. Guarantee

The Trust has provided corporate guarantees amounting to $1,158,865,000 (2022: $1,904,206,000) and $425,000,000 (2022: $225,000,000) to banks for loans taken by subsidiaries and medium term notes issued by a subsidiary respectively.

34. FINANCIAL RATIOS

	2023 %	2022 %
Expenses to weighted average net assets[1]		
– including performance component of Manager's management fees	**1.24**	1.29
– excluding performance component of Manager's management fees	**1.04**	1.11
Total operating expenses to net asset value[2]	**3.2**	3.0

1 The ratios are computed in accordance with the guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to the trust expenses, excluding property expenses, amortisation expense, foreign exchange differences and borrowing costs for the financial year.

2 The ratio is computed based on the total property expenses as a percentage of net asset value as at the end of the financial year. Total property expenses include the Group's share of property expenses incurred by its associates and joint ventures, and all fees and charges paid to the Manager and related parties for the financial year.

35. SUBSEQUENT EVENTS

On 30 January 2024, the Manager announced a distribution of 2.90 cents per Unit for the period from 1 July 2023 to 31 December 2023.

Corporate Governance

The Board of Directors (the "Board") and Management of Keppel REIT Management Limited (the "Manager"), the manager of Keppel REIT, are fully committed to good corporate governance as they firmly believe that it is essential in protecting the interests of the unitholders of Keppel REIT (the "Unitholders"). Good corporate governance is also critical to the performance and success of the Manager.

The Manager adopts the Code of Corporate Governance 2018 issued by the Monetary Authority of Singapore ("MAS") on 6 August 2018, as amended from time to time (the "2018 Code") as its benchmark for corporate governance policies and practices. The following sections describe the Manager's main corporate governance policies and practices, with specific reference to the 2018 Code and its accompanying Practice Guidance. The Manager is pleased to share that Keppel REIT has complied with the principles of the 2018 Code as well as complied in all material aspects with the provisions and practices in the 2018 Code. Where there are deviations from the provisions of the 2018 Code, appropriate explanations have been provided in this Annual Report.

THE MANAGER OF KEPPEL REIT

The Manager has general powers of management over the assets of Keppel REIT. The Manager's main responsibility is to manage the assets and liabilities of Keppel REIT for the benefit of Unitholders. The Manager manages the assets of Keppel REIT with a focus on delivering sustainable distributions and creating long-term value for Unitholders.

The primary role of the Manager is to set the strategic direction of Keppel REIT and make recommendations to HSBC Institutional Trust Services (Singapore) Limited as trustee of Keppel REIT (the "Trustee") on the acquisitions to, and divestments from, Keppel REIT's portfolio of assets, as well as enhancement of the assets of Keppel REIT, in accordance with its investment strategy. The research, analysis and evaluation required to achieve this is carried out by the Manager. The Manager is also responsible for the risk management of Keppel REIT.

The Manager uses its best endeavours to carry on and conduct its business in a proper and efficient manner and to conduct all transactions with, or for Keppel REIT, at arm's length.

Other functions and responsibilities of the Manager include:

a. developing a business plan for Keppel REIT with a view to deliver sustainable distributions;

b. acquiring, selling, leasing, licensing or otherwise dealing with any real estate in furtherance of the prevailing investment policy and investment strategy that the Manager has for Keppel REIT;

c. supervising and overseeing the management of Keppel REIT's properties (including lease management, systems control, data management and business plan implementation);

d. undertaking regular individual asset performance analysis and market research analysis;

e. managing the finances of Keppel REIT, including accounts preparation, capital management, co-ordination of the budget process, forecast modelling, performance analysis and reporting, corporate treasury functions and ongoing financial market analysis;

f. ensuring compliance with applicable provisions of relevant legislation pertaining to the operations of Keppel REIT, including but not limited to the Securities and Futures Act and all other relevant legislation of Singapore, the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX"), the Code on Collective Investment Schemes (including the Property Funds Appendix) issued by the MAS, and applicable tax rulings, including those issued by the Inland Revenue Authority of Singapore on taxation of Keppel REIT and its Unitholders;

g. managing regular communications with Unitholders;

h. managing sustainability risks (including environmental, social and governance factors) as part of its decision-making process; and

i. supervising the property managers who perform day-to-day property management functions (including leasing, accounting, budgeting, marketing, promotion, property management, maintenance and administration) for Keppel REIT's properties, pursuant to the property management agreements signed for the respective properties.

Keppel REIT, constituted as a trust, is externally managed by the Manager. The Manager appoints an experienced and well-qualified management team to run the day-to-day operations of Keppel REIT. All directors (the "Directors") and employees of the Manager are remunerated by the Manager, and not by Keppel REIT.

The Manager is appointed in accordance with the terms of the Trust Deed dated 28 November 2005, as amended by the Supplemental Deed dated 2 February 2006, the Second Supplemental Deed dated 17 March 2006, the Third Supplemental Deed dated 30 July 2007, the Fourth Supplemental Deed dated 17 October 2007, the Fifth Supplemental Deed dated 19 January 2009, the Sixth Supplemental Deed dated 16 April 2009, the First Amending and Restating Deed dated 19 April 2010, the Supplemental Deed dated 15 October 2012 to the First Amending and Restating Deed, the Second Amending and Restating Deed dated 23 March 2016, the Tenth Supplemental Deed dated 20 April 2018, the Eleventh Supplemental Deed dated 21 February 2020, the Twelfth Supplemental Deed dated 7 April 2020, the Thirteenth Supplemental Deed dated 29 August 2022, the Supplemental Deed of Retirement and Appointment of Trustee dated 30 August 2022, the Third Amending and Restating Deed dated 30 September 2022 and the Fourteenth Supplemental Deed dated 5 May 2023 (collectively, the "Trust Deed")[1]. The Trust Deed outlines certain circumstances under which the Manager can be removed by notice in writing given by the Trustee in favour of a corporation appointed by the Trustee upon the occurrence of certain events, including if the Unitholders, by a resolution duly proposed and passed by a simple majority of Unitholders present and voting at a meeting of Unitholders, with no Unitholder (including the Manager) being disenfranchised, vote to remove the Manager.

BOARD MATTERS: THE BOARD'S CONDUCT OF AFFAIRS

Principle 1:

The company is headed by an effective Board which is collectively responsible and works with Management for the long-term success of the company.

Principle 3:

There is a clear division of responsibilities between the leadership of the Board and Management, and no one individual has unfettered powers of decision-making.

The Board is responsible for the overall management and the corporate governance of Keppel REIT and the Manager, including establishing goals for management and monitoring the achievement of these goals. The Board puts in place a code of conduct and ethics, sets appropriate tone-from-the-top and desired organisational culture, and ensures proper accountability within the Manager and Keppel REIT.

Role: The principal functions of the Board are to:

a. provide entrepreneurial leadership and decide on matters in relation to Keppel REIT's and the Manager's activities of a significant nature, including decisions on strategic direction, guidelines and the approval of periodic plans and major investments and divestments;

b. oversee the business and affairs of Keppel REIT and the Manager, establish with Management the strategies and financial objectives (including appropriate focus on value creation, innovation and sustainability) to be implemented by Management, and monitor the performance of Management and ensure that the Manager has necessary resources to meet its strategic objectives;

c. hold Management accountable for performance and ensure proper accountability within Keppel REIT and the Manager;

d. oversee processes for evaluating the adequacy and effectiveness of internal controls, risk management, financial reporting and compliance, and satisfy itself as to the adequacy and effectiveness of such processes;

e. be responsible for the governance of risk and ensure that Management maintains a sound system of risk management and internal controls, to safeguard the interests of Keppel REIT and its stakeholders; and

f. assume responsibility for corporate governance and ensure transparency and accountability to key stakeholder groups.

Internal Limits of Authority: The Manager has adopted a set of internal guidelines which set out the level of authorisation and financial authority limits for investment/business acquisition and divestment, operating/capital expenditure, capital management, leasing, disposal and write-off of assets and corporate matters. Transactions and matters which require the approval of the Board are clearly set out in the internal guidelines and clearly communicated to Management in writing. Appropriate delegations of authority and approval sub-limits are also provided at management level to facilitate operational efficiency.

The Board has reserved authority to approve certain matters including:

- material acquisitions, investments and divestments;
- issuance of new units in Keppel REIT ("Units");
- income distributions and other returns to Unitholders; and
- matters which involve a conflict of interest for a controlling unitholder or a Director.

Independent Judgment: All Directors are fiduciaries who are expected to act objectively and exercise independent judgment in the best interests of Keppel REIT and hold Management accountable for performance. When reviewing Management's proposals or decisions, the Directors bring their objective independent judgement to bear on business activities and transactions. All Directors have discharged this duty consistently well.

Conflicts of Interest: All Directors are required to promptly disclose any conflict of interest, whether direct or indirect, in relation to a transaction or proposed transaction with Keppel REIT or the Manager as soon as is practicable after the relevant facts have come to his or her knowledge, and recuse themselves when the conflict-related matter is discussed unless the Board is of the opinion that his or her presence and participation is necessary to enhance the efficacy of such discussion, and abstain from voting in relation to conflict-related matters. On an annual basis, each Director is also required to submit details of his or her associates for the purpose of monitoring interested person transactions.

Board Committees: To assist the Board in the discharge of its oversight function, the Audit and Risk Committee ("ARC"), the Nominating and Remuneration Committee ("NRC") and the Environmental, Social and Governance ("ESG") Committee have been constituted with clear written terms of reference setting out their compositions, authorities and duties, including reporting back to the Board, and play important roles in ensuring good corporate governance. The responsibilities of the Board committees are disclosed in the Appendix hereto.

[1] A copy of the Trust Deed is available for inspection by Unitholders at the registered office of the Manager during usual business hours. Unitholders should make an appointment with the Manager if they wish to inspect the Trust Deed.

Meetings: The Board meets at least four times a year and as warranted by particular circumstances to discuss and review the Manager's key activities, including its business strategies and policies for Keppel REIT, proposed acquisitions and divestments, the annual budget, the performance of the business and the financial performance of Keppel REIT and the Manager. The Board also reviews and approves the release of the financial results. In addition, the Board reviews the risks to the assets of Keppel REIT, and acts upon any comments from the internal and external auditors of Keppel REIT and the Manager. Board meetings are scheduled in advance and the scheduled dates are circulated to the Directors prior to the start of the financial year to allow Directors to plan ahead to attend such meetings, so as to maximise participation.

The Manager's constitution permits Board meetings to be held by way of conference via telephone or any other electronic means of communication by which all persons participating are able, contemporaneously, to hear and be heard by all other participants. If a Director is unable to attend a Board or Board committee meeting, he or she still receives all the papers and materials for discussion at that meeting. He or she will review them and will advise the Chairman or Board committee Chairman of his or her views and comments on the matters to be discussed so that they can be conveyed to other members at the meeting.

Nature of Current Directors' Appointments and Membership on Board Committees

Director	Board Membership	Audit and Risk Committee Membership	Nominating and Remuneration Committee Membership	Environmental, Social and Governance Committee Membership
Mr Tan Swee Yiow	Chairman and Non-Executive Director	–	–	Chairman
Mr Ian Roderick Mackie	Lead Independent Director	–	Chairman	Member
Mr Alan Rupert Nisbet	Independent Director	Chairman	–	–
Ms Christina Tan	Non-Executive Director	–	Member	–
Mr Mervyn Fong	Independent Director	Member	Member	–
Mr Yoichiro Hamaoka	Independent Director	Member	–	–
Ms Carol Anne Tan	Independent Director	–	–	Member

The number of Board and Board committee meetings held in FY2023, as well as the attendance of each Board member at these meetings, are disclosed in the following table:

Director	Board Meetings	Audit and Risk Committee Meetings	Nominating and Remuneration Committee Meetings	Environmental, Social and Governance Committee Meeting
Mr Tan Swee Yiow	4	–	–	2
Mr Ian Roderick Mackie	4	–	2	2
Mr Alan Rupert Nisbet	4	4	–	–
Ms Christina Tan	4	–	2	–
Mr Mervyn Fong[1]	4	4	2	1/1
Mr Yoichiro Hamaoka	4	4	–	–
Ms Carol Anne Tan[2]	2/2	–	–	1/1
No. of Meetings held in FY 2023	**4**	**4**	**2**	**2**

1 Stepped down as member of the ESG Committee on 2 May 2023.
2 Appointed as Director of the Manager and member of the ESG Committee on 2 May 2023.

Closed Door Directors' Meetings: Time is also set aside at the end of each scheduled quarterly Board meeting, and as and when required, for closed door discussions without the presence of Management to discuss matters such as Board processes, corporate governance initiatives, succession planning, performance management and remuneration matters.

Company Secretaries: The Company Secretaries administer, attend and prepare minutes of Board proceedings. They assist the Chairman to ensure that Board procedures (including but not limited to assisting the Chairman to ensure timely and good information flow to the Board and its Board committees, and between Management and the Directors) are followed and regularly reviewed to ensure effective functioning of the Board and that the Manager's Constitution and relevant rules and regulations are complied with. They also assist the Chairman and the Board to implement corporate governance practices and processes with a view to enhancing long-term Unitholder value. The Company Secretaries are also the primary channel of communication between Keppel REIT and the SGX. The appointment and removal of the Company Secretaries are subject to the approval of the Board.

Access to Information: The Board and Management fully appreciate that fundamental to good corporate governance is an effective and robust Board whose members engage in open and constructive debate and challenge Management on its assumptions and proposals and that for this to happen, the Board must be kept well informed of Keppel REIT's businesses and affairs and be knowledgeable about the industry in which the businesses operate.

Management provides the Board with complete, adequate, relevant and accurate information in a timely manner relating to matters to be brought before the Board, prior to Board meetings and on an ongoing basis to enable the Board to make informed decisions and discharge its duties and responsibilities. The information provided to the Board includes management accounts, financial results, market and business developments, and business and operational information. Such reports keep the Board informed, on a balanced and understandable basis, of Keppel REIT's business, performance, business and financial environment, risk and prospects on a regular basis. Financial results are also compared against the respective budgets, together with explanations given for significant variances for the reporting period. Management also surfaces key risk issues for discussion and confers with the ARC and the Board regularly.

As a general rule, Board papers are required to be distributed to Directors at least seven days before the Board meeting so that the Directors have sufficient time to review the materials and understand the matters prior to the Board meeting, enabling discussions to be focused on questions that the Directors may have. Directors are provided with tablet devices to facilitate their access to and review of Board materials. However, sensitive matters may be tabled at the meeting itself or discussed without any papers being distributed. Managers who can provide additional insight into the matters at hand would be present at the relevant time during the Board meeting. The Directors also have separate and independent access to Management and the Company Secretaries, and are also provided with the names and contact details of senior management and the Company Secretaries to facilitate direct access to senior management and the Company Secretaries. The Directors are entitled to request from Management, and would be provided with, such additional information as may be needed from time to time in order to make informed decisions. In addition, Directors also have separate and independent access to external advisers (where necessary).

Subject to the approval of the Chairman, the Directors, whether as a group or individually, may seek and obtain independent professional advice to assist them in their duties, at the expense of Keppel REIT or the Manager, as appropriate.

The Board reviews the budget on an annual basis, and any material variance between the projections and actual results would be disclosed and explained. A Board strategy meeting is organised periodically for in-depth discussion on strategic issues and direction of Keppel REIT, to give the Directors a better understanding of Keppel REIT and its businesses, and to provide an opportunity for the Directors to familiarise themselves with the management team so as to facilitate the Board's review of Keppel REIT's succession planning.

Director Orientation: A formal letter is sent to newly-appointed Directors upon their appointment explaining their roles, duties, obligations and responsibilities as a Director. All newly-appointed Directors undergo a comprehensive orientation programme which includes management presentations on the businesses and strategic plans and objectives of Keppel REIT. Management organises site visits periodically for Directors and other employees.

Training: Changes to laws, regulations, policies, accounting and financial reporting standards and industry-related matters are monitored closely. Where the changes have an important and significant bearing on Keppel REIT and its disclosure obligations, the Directors are briefed either during Board meetings, at specially convened sessions or via the circulation of Board papers. The Directors are also provided with opportunities to develop and maintain their skills and knowledge through continuing education in areas such as directors' duties and responsibilities, corporate governance, changes in financial reporting standards, insider trading, changes in the Companies Act 1967 of Singapore or other applicable legislation and industry-related matters, so as to update and refresh them on matters that affect or may enhance their performance as Board or Board committee members.

Directors who are appointed to the Board from time to time either have prior experience as a director of an issuer listed on the SGX or will undergo the training required under Rule 210(5)(a) of the Listing Manual. In addition, Rule 720(7) of the Listing Manual requires all Directors of an issuer to undergo training on sustainability matters as prescribed by the SGX. All Directors have undergone the required sustainability training prescribed by the SGX.

Chairman and CEO: The positions of Chairman and Chief Executive Officer ("CEO") are held by two separate persons to ensure an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision making. The Chairman and CEO are not immediate family members.

The Chairman, with the assistance of the Company Secretaries, schedules meetings and prepares meeting agenda to enable the Board to perform its duties responsibly having regard to the flow of Keppel REIT's operations.

The Chairman sets guidelines on and monitors the flow of information from Management to the Board to ensure that all material information is provided in a timely manner to the Board for the Board to make good decisions. The Chairman also encourages constructive relations between the Board and Management. At Board meetings, the Chairman encourages a full and frank exchange of views, drawing out contributions from all Directors so that the debate benefits from the full diversity of views, in a robust yet collegiate setting.

At annual general meetings ("AGM") and other Unitholders' meetings, the Chairman ensures constructive dialogue between Unitholders, the Board and Management. The Chairman sets the right ethical and behavioural tone and takes a leading role in Keppel REIT's drive to achieve and maintain a high standard of corporate governance with the full support of the Directors, Company Secretaries and Management.

The CEO, assisted by Management, makes strategic proposals to the Board and after robust and constructive Board discussion, executes the agreed strategy, manages and develops Keppel REIT's businesses and implements the Board's decisions.

The clear separation of roles and division of responsibilities between the Chairman and CEO provides a healthy professional relationship between the Board and Management with clarity of roles and robust deliberations on the business activities of Keppel REIT.

BOARD MATTERS: BOARD COMPOSITION AND GUIDANCE

Principle 2:

The Board has an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of the company.

Principle 4:

The Board has a formal and transparent process for the appointment and re-appointment of Directors, taking into account the need for progressive renewal of the Board.

Nominating and Remuneration Committee

The Manager has established the NRC to, among other things, make recommendations to the Board on all Board appointments and oversee the Board and senior management's succession plans, as well as conduct annual reviews of Board diversity, Board size, Board independence and Directors' commitment. The NRC comprises three non-Executive Directors, the majority of whom, including the Chairman of the NRC, are independent.

The composition of the NRC is as follows:

Mr Ian Roderick Mackie (Lead Independent Director)	Chairman
Ms Christina Tan (Non-Executive Director)	Member
Mr Mervyn Fong (Independent Director)	Member

The NRC has its written terms of reference setting out the scope and authority in performing the functions of the NRC. The responsibilities of the NRC are disclosed in the Appendix hereto. In addition, Provision 3.3 of the 2018 Code recommends appointing an independent director to be the lead independent director in certain circumstances, including where the Chairman is not independent. Mr Ian Roderick Mackie was appointed as Lead Independent Director of the Board on 18 June 2021.

Mr Ian Roderick Mackie as the Lead Independent Director provides leadership among the Directors in a way that enhances the objectivity and independence of the Board and he acts as an additional conduit to the Board for communicating Unitholder concerns when the normal channels are not able to resolve the matter or when the result is not appropriate or adequate. Questions or feedback may be submitted via email (investor.relations@keppelreit.com) to the Lead Independent Director. The Lead Independent Director may also arrange and chair periodic meetings with other independent directors as and when required, without the presence of Management and provides feedback to the Chairman.

Process for appointment of new Directors and succession planning for the Board

The NRC is responsible for reviewing the succession plans for the Board (in particular, the Chairman). In this regard, it has put in place a formal process for the renewal of the Board and the selection of new Directors. The NRC leads the process and makes recommendations to the Board as follows:

a. the NRC reviews annually the balance and diversity of skills, talents, experience, gender, age and knowledge required by the Board and the size of the Board which would facilitate decision-making;

b. in light of such review and in consultation with Management, the NRC assesses if there are any inadequate representation in respect of those attributes and if so, prepares a description of the role and the essential and desirable competencies for a particular appointment;

c. external help (for example, the Singapore Institute of Directors, search consultants, open advertisement) may be used to source for potential candidates if need be. Directors and Management may also make suggestions;

d. the NRC meets with the shortlisted candidates to assess suitability and to ensure that the candidate(s) is/are aware of the expectations and the level of commitment required; and

e. the NRC makes recommendations to the Board for approval.

The Board believes that orderly succession and renewal is achieved as a result of careful planning, where the appropriate composition of the Board is continually under review.

Criteria for Appointment of New Directors
All new appointments are subject to the recommendations of the NRC based on the following objective criteria:

a. Integrity;

b. Independent mindedness;

c. Diversity – possession of core competencies that meet the current needs of Keppel REIT and the Manager and complement the skills and competencies of the existing Directors on the Board;

d. Ability to commit time and effort to carry out duties and responsibilities effectively;

e. Track record of making good decisions;

f. Experience in high-performing corporations or property funds;

g. Financially literate; and

h. Satisfaction of the Fit and Proper person criteria in accordance with the guidelines issued by the Monetary Authority of Singapore.

Endorsement by Unitholders of Appointment of Directors
Keppel Capital Holdings Pte. Ltd. ("Keppel Capital") had on 1 July 2016 provided an undertaking to the Trustee (the "Undertaking") to provide Unitholders with the right to endorse the appointment of each of the Directors by way of an ordinary resolution at the AGM. Pursuant to the Undertaking, Keppel Capital undertakes to the Trustee:

a. to procure the Manager to seek Unitholders' re-endorsement for the appointment of each Director no later than every third AGM after the relevant general meeting at which such Director's appointment was last endorsed or re-endorsed, as the case may be;

b. (where a person is appointed as Director, either to fill a vacancy or as an addition to the existing Directors, at any time) to procure the Manager to seek Unitholders' endorsement for his or her appointment as a Director at the next AGM immediately following his or her appointment; and

c. to procure any person whose appointment as a Director has not been endorsed or re-endorsed (as the case may be) by the Unitholders at the relevant general meeting where the endorsement or re-endorsement (as the case may be) for his or her appointment was sought, to resign or otherwise be removed from the Board either (i) within 21 days from the date of the relevant general meeting or (ii) in the event that the Board determines that a replacement Director has to be appointed, no later than the date when such replacement Director is appointed, and the regulatory approval for such appointment (if any) has been obtained.

The endorsement or re-endorsement from Unitholders of any appointment of any person as a Director shall be by way of an ordinary resolution passed at the relevant general meeting. The Undertaking shall not restrict the Manager or Keppel Capital from appointing any Director from time to time in accordance with applicable laws and regulations (including any applicable rules of SGX) and the constitution of the Manager.

The Undertaking shall remain in force for so long as:

a. Keppel Capital remains as the holding company (as defined in the Companies Act 2001 of Singapore) of the Manager; and

b. Keppel REIT Management Limited remains as the manager of Keppel REIT.

The Manager is seeking the endorsement of the appointment of Ms Carol Anne Tan and the endorsement and re-endorsement of the appointments of Mr Alan Nisbet and Mr Mervyn Fong at the AGM to be held in 2024.

The NRC recommends the re-endorsement of Directors to the Board, having regard to the Director's skills, talents, experience, profile, contribution and performance (such as attendance, preparedness, participation and candour), with reference to the results of the assessment of the performance of the individual Director.

Alternate Director
The Manager has no alternate Directors on the Board.

Board Diversity
The Manager recognises that diversity in relation to composition of the Board provides a range of perspectives, insights and challenge needed to support good decision-making for the benefit of Keppel REIT, and is committed to ensuring that the Board comprises directors who, as a group, provide an appropriate balance and mix of skills, talents, knowledge, experience, and other aspects of diversity (such as gender and age) so as to promote the inclusion of different perspectives and ideas, mitigate against groupthink, foster constructive debate and ensure that Keppel REIT has the opportunity to benefit from all available talent.

It is paramount that the Manager continues to maintain the appropriate balance and mix of skills, talents, knowledge and experience on the Board to support the needs and long-term sustainability of Keppel REIT's and the Manager's businesses. When assessing Board composition or identifying suitable candidates for appointment or re-endorsement to the Board, the Manager will consider candidates on merit against objective criteria set by the Board after having given due regard to the benefits of diversity and the needs of the Board.

The Manager has in place a Board Diversity Policy that sets out the framework and approach for the Board to set its qualitative and measurable quantitative objectives for achieving diversity, and to annually assess the progress in achieving these objectives.

The Board will, taking into consideration the recommendations of the NRC, review and agree annually the qualitative and measurable quantitative objectives for achieving diversity on the Board. At the recommendation of the NRC and in recognition of the merits of gender diversity, the Board has committed to ensuring that approximately 30% of the Board will comprise female directors. As at the date of this Annual Report, there are two female Directors out of a total of seven Directors on the Board and accordingly, this commitment has been met.

Taking into account the strong independent character and diversity of the Board, the NRC is of the view that the Board has an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of Keppel REIT.

Annual Review of Board Size and Composition
The Board consists of seven members, five of whom are non-executive independent Directors, in compliance with Provisions 2.2 and 2.3 of the 2018 Code.

The NRC is of the view that, taking into account the nature and scope of Keppel REIT's operations, the present Board size is appropriate and facilitates effective decision making.

The nature of the Directors' appointments on the Board and details of their Board committee membership are set out in the Appendix hereto.

The NRC has recently conducted its assessment in January 2024 and is satisfied that the Board and the Board committees comprise Directors who as a group provide an appropriate balance and mix of skills, talents, knowledge, experience, and other aspects of diversity such as gender and age, so as to avoid groupthink and foster constructive debate. The NRC is also satisfied that the Directors, as a group, possess core competencies such as accounting or finance, business or management experience, industry knowledge, strategic planning experience and customer-based experience or knowledge, required for the Board and the Board committees to be effective.

The composition of the Board is also determined using the following principles:

a. The Chairman of the Board should be a non-executive Director of the Manager;

b. The Board comprises Directors with a broad range of commercial experience including expertise in fund management, audit and accounting and the property industry; and

c. At least one-third of the Board comprises independent Directors.

Further, in accordance with Provision 2.2 of the 2018 Code, independent directors make up a majority as the Chairman is not an independent director.

The composition is reviewed regularly to ensure that the Board has the appropriate mix of expertise and experience.

Board Independence
The Board determines on an annual basis, taking into account the views of the NRC, whether or not a Director is independent, bearing in mind the 2018 Code's definition of an "independent director" and guidance as to relationships the existence of which would deem a Director not to be independent, as well as the independence criteria under the Securities and Futures (Licensing and Conduct of Business) Regulations ("SF(LCB) Regulations").

Under the 2018 Code, a Director who is independent in conduct, character and judgment, and has no relationship with the Manager, its related corporations, its substantial shareholders or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the Director's independent business judgment in the best interests of Keppel REIT, is considered to be independent. In addition, under the SF(LCB) Regulations, an independent Director is one who:

a. is independent from the Management of the Manager and Keppel REIT;

b. is independent from any business relationship with the Manager and Keppel REIT;

c. is independent from every substantial shareholder of the Manager, and every substantial unitholder of Keppel REIT;

d. is not a substantial shareholder of the Manager, or a substantial unitholder of Keppel REIT; and

e. has not served as a director of the Manager for a continuous period of nine years or longer.

Taking into account the views of the NRC, the Board has determined that:

a. each of Mr Alan Rupert Nisbet, Mr Mervyn Fong, Mr Yoichiro Hamaoka and Ms Carol Anne Tan (i) has been independent from Management and business relationships with the Manager and Keppel REIT, (ii) has not been a substantial shareholder of the Manager or a substantial Unitholder of Keppel REIT, and (iii) has been independent from every substantial shareholder of the Manager and substantial Unitholder of Keppel REIT;

b. Mr Ian Roderick Mackie (i) has been independent from Management and business relationships with the Manager and Keppel REIT, and (ii) has not been a substantial shareholder of the Manager or a substantial Unitholder of Keppel REIT. The Board has also determined that Mr Mackie shall be considered independent notwithstanding that he is a member of the investment committee of the Keppel-MMP Indonesia Logistics Fund Private Limited (the "Fund"), which is managed by Keppel Fund Management Limited. Keppel Fund Management Limited is a related corporation of the substantial shareholder of the Manager and the substantial Unitholder of Keppel REIT, namely Keppel Ltd. ("Keppel"). Taking into consideration (I) Mr Mackie having declared that (a) he is not in any employment relationship with Keppel; (b) the Fund has a different investment objective from Keppel REIT whereby the Fund seeks to acquire, develop, manage and operate modern logistics real estate projects in Indonesia and given the different investment objective, asset class and geographic focus between Keppel

REIT and the Fund, his position as investment committee member of the Fund does not interfere with and reasonably should not be regarded as interfering with his exercise of independent judgment and ability to act in the best interests of Keppel REIT and its Unitholders as a whole; and (c) he would recuse himself in the event of a potential conflict of interest, and (II) the instances of constructive challenge and probing of Management by Mr Mackie at the Board and the Board committee meetings of the Manager, the Board is satisfied that Mr Mackie is able to act in the best interests of all the Unitholders of Keppel REIT as a whole;

c. Ms Christina Tan is not considered independent from Keppel Ltd. as she is the Chief Executive Officer, Fund Management and Chief Investment Officer of Keppel Ltd.; and

d. Mr Tan Swee Yiow is not considered independent from Keppel Ltd. as he had been employed by Keppel Ltd. in the preceding three financial years.

None of the Directors have served on the Board for a continuous period of nine years or longer.

The Chairman and CEO are separate persons, the independent Directors currently comprise a majority of the Board, and the ARC and NRC are chaired by and comprise at least a majority of independent Directors. As there are no executive Directors, all non-executive and independent Directors contribute to the Board by monitoring and reviewing Management's performance against Keppel REIT's objectives. The views and opinions of the non-executive and independent Directors provide alternative perspectives to Keppel REIT's business and enables the Board to make informed and balanced decisions. This also enables the Board to interact and work with Management to help shape the strategic process. In addition to the foregoing, the Board appointed Mr Ian Roderick Mackie as Lead Independent Director to diligently maintain the high standards of corporate governance. If the Chairman is conflicted, the Lead Independent Director will lead the Board. In addition, the Whistle-Blower Policy provides an independent mechanism for employees and other persons to raise any concerns, and matters under the policy are reported directly to the Chairman of the ARC (the "ARC Chairman").

The current Board comprises individuals who are business leaders and professionals with real estate, finance, legal, banking and investment backgrounds. The Board is equipped with the following skillsets: Finance/Accounting; Audit; Risk Management; Economics; Mergers & Acquisitions; Investments; Corporate Finance; Management; Capital Markets; Real Estate; Legal; and Strategic Planning. Together, the Board as a group provides an appropriate balance and diversity of skills with core competencies such as industry knowledge, business and management experience, age, gender and strategic planning. Their varied backgrounds enable Management to benefit from their diverse expertise and experience to further the interests of Keppel REIT and its Unitholders.

Annual Review of Directors' Time Commitments

The NRC assesses annually whether a Director is able to and has been adequately carrying out his or her duties as a Director. Instead of fixing a maximum number of listed company Board representation and/or other principal commitments that a Director may have, the NRC assesses holistically whether a Director is able to and has been adequately carrying out his duties as a Director, taking into account the results of the assessment of the effectiveness of the individual Director, the level of commitment required of the Director's listed company Board representations and/or other principal commitments, and the Director's actual conduct and participation on the Board and Board committees, including availability and attendance at regular scheduled meetings and ad-hoc meetings. The NRC is of the view that such an assessment is sufficiently robust to detect and address, on a timely basis, any time commitment issues that may hinder the effectiveness of the directors.

Taking into account the abovementioned factors, the NRC is of the view that each Director has given sufficient time and attention to the affairs of Keppel REIT and the Manager and has been able to discharge his or her duties as director effectively.

ESG Committee

The Board constituted the ESG Committee for the primary purpose of, among others, enhancing and articulating Keppel REIT's ESG strategy, as well as providing oversight on Keppel REIT's sustainability efforts across its business operations. As of the date of this Annual Report, the ESG Committee comprises three Directors:

Mr Tan Swee Yiow (Non-Executive Director)	Chairman
Mr Ian Roderick Mackie (Lead Independent Director)	Member
Ms Carol Anne Tan (Independent Director)	Member

The detailed responsibilities of the ESG Committee are disclosed at pages 197 to 198.

Key Information regarding Directors

The following key information regarding Directors are set out in the following pages of this Annual Report:

- Pages 14 to 15: Corporate governance at a glance, setting out key metrics of the Board such as the level of independence, age, tenure and gender diversity;

- Pages 16 to 18: Academic and professional qualifications, Board committee served on (as a member or Chairman), date of first appointment as a Director, listed company directorships and other principal commitments both present and past held over the preceding five years and other major appointments, whether appointment is executive or non-executive, whether considered by the Board to be independent;

- Pages 200 to 203: The information required under Rule 720(6) read with Appendix 7.4.1 of the Listing Manual in respect of Directors whom the Manager is seeking endorsement and re-endorsement by Unitholders at the annual general meeting; and

- Page 210 to 211: Unitholdings in Keppel REIT as at 29 February 2024.

BOARD MATTERS: BOARD PERFORMANCE

Principle 5:

The Board undertakes a formal annual assessment of its effectiveness as a whole, and that of each of its Board committees and individual directors.

The Board has implemented formal processes for assessing the effectiveness of the Board as a whole and each of its Board committees separately, the contribution by the Chairman and each individual Director to the effectiveness of the Board, as well as the effectiveness of the Chairman of the Board.

Independent Coordinator: To ensure that the assessments are done promptly and fairly, the Board has appointed an independent third party (the "Independent Coordinator") to assist in collating and analysing the feedback from Board members. Ernst & Young Advisory Pte. Ltd. ("EY") was appointed for this role. While EY, Ernst & Young LLP, EY Corporate Advisors Pte. Ltd. are member firms of the Ernst & Young global network of firms, EY is a separate entity that provides, among others, consulting services that are independent and unrelated to the audit and tax services that Ernst & Young LLP and EY Corporate Advisors Pte. Ltd. provide to Keppel REIT.

Formal Process and Performance Criteria: The evaluation processes and performance criteria are set out in the Appendix hereto.

Evaluation Results: For FY2023, the outcome of the evaluations of the Board and Board Committees, Individual Directors and the Chairman were satisfactory and the Directors as a whole provided affirmative ratings across all the performance criteria.

Objectives and Benefits: The Board assessment exercise provided an opportunity to obtain constructive feedback from each Director on whether the Board's procedures and processes allow him or her to discharge his or her duties effectively and the changes which should be made to enhance the effectiveness of the Board and/or Board committees. The assessment exercise also helped the Directors to focus on their key responsibilities. The individual Director assessment exercise allowed for peer review with a view of raising the quality of Board members. It also assisted the Board in evaluating the skills required by the Board, the size and the effectiveness of the Board as a whole.

REMUNERATION MATTERS

Principle 6:

The Board has a formal and transparent procedure for developing policies on director and executive remuneration, and for fixing the remuneration packages of individual directors and key management personnel. No director is involved in deciding his or her own remuneration.

Principle 7:

The level and structure of remuneration of the Board and key management personnel are appropriate and proportionate to the sustained performance and value creation of the company, taking into account the strategic objectives of the company.

Principle 8:

The company is transparent on its remuneration policies, level and mix of remuneration, the procedure for setting remuneration, and the relationships between remuneration, performance and value creation.

The composition of the NRC has been set out at the section "Board Matters: Board Composition and Guidance" on page 180. The NRC comprises entirely non-executive Directors, a majority of whom are independent Directors and includes the Lead Independent Director.

The NRC is responsible for ensuring a formal and transparent procedure for developing policy on executive remuneration and for determining the remuneration packages of individual Directors and key management personnel. The NRC assists the Board to ensure that remuneration policies and practices are sound in that they are able to attract, retain and motivate without being excessive. The NRC recommends to the Board for endorsement a framework of remuneration (which covers all aspects of remuneration including Directors' fees, salaries, allowances, bonuses and Unit grants) and the specific remuneration packages for each Director and the key management personnel. The NRC also reviews the remuneration of the key management personnel of the Manager and administers the Manager's Unit-based incentive plans. In addition, the NRC reviews the Manager's obligations arising in the event of termination of key management personnel's contract of service, to ensure that such contracts of service contain fair and reasonable termination clauses.

The NRC has access to expert advice from external remuneration consultant where required. In FY2023, the NRC sought views from external remuneration consultant, Willis Towers Watson ("WTW"), on market practice and trends, as well as benchmarks against comparable organisations. The NRC undertook a review of the independence and objectivity of the external remuneration consultant through discussions with the external remuneration consultant. The NRC has confirmed that the external remuneration consultant had no relationships with the Manager which would affect their independence and objectivity.

Annual Remuneration Report

Although the remuneration of the Directors and employees of the Manager is paid by the Manager and not by Keppel REIT, the Manager is disclosing the following information on the remuneration of its Directors, CEO and key management personnel.

Policy in respect of Directors' Remuneration

The remuneration of Directors is appropriate to the level of contribution, taking into account factors such as effort, time spent, and responsibilities. Each Director is paid a basic fee and an additional fee for services performed on Board committees. The Chairman of the Board and of each Board committee are paid a higher fee compared with members of the Board and of such Board committee in view of the greater responsibility carried by that office. The directors' fee structure is regularly benchmarked with comparable listed companies to ensure that their remuneration is fair and appropriate. The non-executive

Directors participated in additional ad-hoc meetings with management during the year and are not paid for attending such meetings.

In FY2023, the NRC, in consultation with WTW, conducted a review of the non-executive Directors' fee structure. The review took into account a variety of factors, including prevailing market practices, referencing Directors' fees against comparable benchmarks, as well as the roles and responsibilities of the Board and Board committees. Recognising that Directors have ongoing oversight responsibilities towards the Manager, the Directors' fee structure includes payment of director fees in Keppel REIT's Units. The incorporation of an equity component in the total remuneration of the non-executive Directors is intended to achieve the objective of aligning the interests of the non-executive Directors with those of the Unitholders and the long-term interests of Keppel REIT. An all-in fee had been recommended by WTW for the Chairman of the Board in view of the larger role and responsibilities.

Each of the independent Directors will receive 70% of his/her total Directors' fees in cash and 30% in the form of Units in Keppel REIT. The Director's fees for Mr Tan Swee Yiow and Ms Christina Tan will be paid in cash to Keppel.

Remuneration Policy in respect of Key Management Personnel

In designing the remuneration structure of key management personnel, the NRC seeks to ensure that the level and mix of remuneration is competitive, relevant and appropriate in achieving a balance between current versus long-term remuneration and between cash versus equity incentive remuneration, to attract, retain and motivate key management personnel in the longer term.

The current total remuneration structure reflects four key objectives:

a. Unitholder's Interest Alignment: To incorporate performance measures that are aligned to Unitholder's interests;

b. Long-term Orientation: To motivate employees to drive sustainable long-term growth;

c. Simplicity: To ensure that the remuneration structure is easy to understand and communicate to stakeholders; and

d. Synergy: To facilitate talent mobility and enhance collaboration across businesses.

The total remuneration structure comprises three components - annual fixed pay, annual performance bonus and long-term incentive. The annual fixed pay component comprises the annual basic salary plus any other fixed allowances which the Manager benchmarks with the relevant industry market data. The size of the Manager's annual performance bonus pot is mainly determined by Keppel REIT's financial and non-financial performance, and is distributed to employees based on individual performance. The long-term incentive is in the form of two Unit plans, being the Restricted Unit Plan ("RUP") and the Performance Unit Plan ("PUP"). A portion of the annual performance bonus is granted in the form of deferred Units that are awarded under the RUP. The PUP comprises performance targets that are determined on an annual basis and will vest over a longer-term horizon.

Executives who have greater ability to influence strategic outcomes have a greater proportion of their overall remuneration at risk. The Manager performs regular benchmarking reviews on employees' total remuneration to ensure market competitiveness. Eligible employees of the Manager are granted existing Units in Keppel REIT already owned by the Manager. Therefore, no new Units are or will be issued by Keppel REIT to satisfy the grant of the Units under the RUP and/or the PUP as the Units that are granted under these plans will be taken from the Units which are already owned by the Manager.

Taking advice from an external independent remuneration consultant, the NRC exercises broad discretion and independent judgment in ensuring that the amount and mix of remuneration are aligned with the interests of Unitholders and promote the long-term success of Keppel REIT. The mix of fixed and variable rewards are considered appropriate for the Manager and for each individual role.

The remuneration structure is directly linked to the performance of the respective individual, Keppel REIT and the Manager both in terms of financial and non-financial performances. This link is achieved in the following ways:

a. by placing a significant portion of executive's remuneration at risk ("at risk component") and subject to a vesting schedule;

The framework for determining the Directors' fees is shown in the table below:

Main Board	Chairman	S$150,000 per annum
	Lead Independent Director	S$72,000 per annum
	Director	S$60,000 per annum
Audit and Risk Committee	Chairman	S$42,500 per annum
	Member	S$25,000 per annum
Nominating and Remuneration Committee	Chairman	S$25,000 per annum
	Member	S$15,000 per annum
Environmental, Social and Governance Committee	Chairman	S$12,000 per annum
	Member	S$6,000 per annum

b. by incorporating appropriate key performance indicators ("KPIs") for awarding annual cash incentives:

   i. there are four scorecard areas that the Manager has identified as key to measuring its performance:

      1. Financial;
      2. Process;
      3. Customers & Stakeholders; and
      4. People.

      Some of the key sub-targets within each of the scorecard areas include key financial indicators, safety goals, risk management, compliance and controls measures, corporate social responsibility activities, sustainability efforts, employee engagement, talent development and succession planning; and

   ii. the four scorecard areas have been chosen because they support how the Manager achieves its strategic objectives. The framework provides a link for staff in understanding how they contribute to each area of the scorecard, and therefore to the Manager's overall strategic goals. The NRC reviews and approves the scorecard annually;

c. by selecting performance conditions for Keppel REIT Management Limited ("KRML") PUP such as Assets under Management, Distribution per Unit and Absolute Total Unitholder Return that are aligned with Unitholders' interests;

d. by requiring those KPIs or conditions to be met in order for the at-risk component of remuneration to be awarded and contingent Units to be vested; and

e. forfeiture of the at-risk component of remuneration when those KPIs or conditions are not met at a satisfactory level.

The NRC also recognises the need for a reasonable alignment between risk and remuneration to discourage excessive risk taking. Therefore, in determining the remuneration structure, the NRC had taken into account the risk policies and risk tolerance of Keppel REIT and the Manager as well as the time horizon of risks, and incorporated risks-adjustments into the remuneration structure through several initiatives, including but not limited to:

a. Prudent funding of annual performance bonus;

b. Granting a portion of the annual performance bonus in the form of deferred Units, to be awarded under the RUP;

c. Vesting of contingent Unit awards under the PUP being subjected to KPIs and/or performance conditions being met;

d. Potential forfeiture of variable incentives in any year due to misconduct;

e. Requiring the CEO and eligible key management personnel to hold a minimum number of units under the Unit Ownership Guideline; and

f. Exercising discretion to ensure that remuneration decisions are aligned to Keppel REIT and the Manager's long-term strategy and performance and discourage excessive risk taking.

The NRC is of the view that the overall level of remuneration is not considered to be at a level which is likely to promote behaviours contrary to the Manager's risk profile.

In determining the actual quantum of the variable component of remuneration, the NRC took into account the extent to which the performance conditions set forth above had been met. The NRC is of the view that remuneration is aligned to the performance in FY2023.

In order to align the interests to the Unitholders, the CEO and key management personnel are remunerated partially in the form of Units owned by the Manager and are encouraged to hold such Units while they remain in the employment of the Manager. Under the Unit Ownership Guideline, the CEO is required to hold at least two times of his annual fixed pay in the form of Units, while other key senior management who are eligible for PUP are required to hold at least 1.5 times of their annual fixed pay in the form of Units granted to them under the PUP and RUP.

The Directors, the CEO and the key management personnel (who are not Directors or the CEO) are remunerated on an earned basis and there are no termination, retirement and post-employment benefits that are granted over and above what have been disclosed.

In order not to hamper the Manager's efforts to retain and nurture its talent pool and given the highly competitive conditions in the REIT industry, the Manager is disclosing the remuneration of the CEO in bands of $250,000, and is not disclosing the aggregate total remuneration paid to the top five key management personnel. While such non-disclosure is a deviation from Provision 8.1 of the 2018 Code, the Manager is of the view that such disclosure or non-disclosure (as the case may be) is consistent with the intent of Principle 8 of the 2018 Code and will not be prejudicial to the interests of Unitholders as (i) the NRC, which comprises a majority of independent directors, conducted reviews of the Manager's remuneration policies and packages; and (ii) sufficient information is provided on the Manager's remuneration framework to enable Unitholders to understand the link between the remuneration paid to the CEO and its key management personnel and their performance, as set out in this Annual Report.

Long Term Incentive Plans – KRML Unit Plans

The RUP and the PUP (the "KRML Unit Plans") are long-term incentive schemes implemented by the Manager since 2010. No employee share option schemes or share schemes have been implemented by Keppel REIT.

The KRML Unit Plans are put in place to increase the Manager's flexibility and effectiveness in its continuing efforts to reward, retain and motivate employees to achieve superior performance and to motivate them to achieve long-term Unitholder value. The KRML Unit Plans also aim to strengthen the Manager's competitiveness in attracting and retaining talented key management personnel and employees. The RUP applies to a broader base of employees while the PUP applies to a selected group of key management personnel. The range of performance targets to be set under the PUP includes stretched or strategic targets aimed at sustaining longer-term growth.

The NRC has the discretion not to award variable incentives in any year if an executive is directly involved in a material restatement of financial statements or in misconduct resulting in restatement of financial statements or financial losses to Keppel REIT or the Manager. Outstanding performance bonuses under the KRML Unit Plans are also subject to the NRC's discretion before further payment or vesting can occur.

Level and Mix of Remuneration of Directors and Key Management Personnel for the year ended 31 December 2023

The level and mix of each of the Directors' remuneration are set out below:

Name of Director	Base/ Fixed Salary (S$)	Variable or performance-related income/ bonuses (S$)	Directors' Fees[1] (S$)	Benefits-in-Kind (S$)
Mr Tan Swee Yiow[2]	–	–	150,000	–
Mr Ian Roderick Mackie[3]	–	–	103,000	–
Mr Alan Rupert Nisbet	–	–	102,500	–
Ms Christina Tan[4]	–		75,000	–
Mr Mervyn Fong[5]	–	–	101,989	–
Mr Yoichiro Hamaoka	–	–	85,000	–
Ms Carol Anne Tan[6]	–	–	44,121	–

1 Each of the Directors will receive 70% of his/her total Director's fee in cash and the balance 30% in the form of Units in Keppel REIT, unless otherwise specified.
2 Mr Tan Swee Yiow will be paid an all-in fee effective from his appointment as Chairman of the Board, which will be paid 100% in cash to Keppel.
3 Mr Ian Roderick Mackie's fee includes a lead independent director's fee for his appointment as Lead Independent Director.
4 Ms Christina Tan's fee will be paid 100% in cash to Keppel.
5 Mr Mervyn Fong stepped down as member of the ESG Committee on 2 May 2023. Fees are pro-rated accordingly.
6 Ms Carol Anne Tan was appointed as Director of the Manager and member of the ESG Committee on 2 May 2023. Fees are pro-rated accordingly.

The level and mix of the remuneration of the CEO and each of the other key management personnel, in bands of S$250,000, are set out below:

Remuneration Band and Names of CEO and Key Management Personnel[1]	Base/ Fixed Salary	Variable or Performance-related income/ bonuses[2]	Benefits-in-kind	Contingent award of units/shares	
				PUP[3]	RUP[3]
Above S$1,000,000 to S$1,250,000					
Mr Koh Wee Lih	44%	19%	2%	17%	18%
Above S$250,000 to S$500,000					
Ms Teo Xuan Lin	61%	27%	3%	–	9%
Mr Rodney Yeo	70%	20%	4%	–	6%
Mr Sebastian Song[4]	55%	31%	4%	–	10%

1 The Manager has less than five key management personnel other than the CEO as at 31 December 2023.
2 The NRC is satisfied that the quantum of performance-related bonuses earned by the CEO and key management personnel of the Manager was fair and appropriate, taking into account the extent to which their KPIs for 2023 were met.
3 Units awarded under the PUP are subject to pre-determined performance targets set over a three-year performance period. As at 28 April 2023 (being the grant date), the estimated value of each unit granted in respect of the contingent awards under the PUP was S$0.62. As at 15 February 2024 (being the grant date for the contingent deferred units under the RUP), the volume-weighted average unit price granted in respect of the contingent awards under the RUP was S$0.88. For the PUP, the figures were based on the value of the PUP units at 100% of the award and the figures may not be indicative of the actual value at vesting which can range from 0% to 150% of the award.
4 Mr Sebastian Song was appointed as the Chief Financial Officer with effect from 30 October 2023. The remuneration disclosed is on an annualised basis.
Mr Sebastian Song succeeded Ms Kang Leng Hui who stepped down as the Chief Financial Officer with effect from 27 October 2023. For the period from 1 January 2023 to 27 October 2023, Ms Kang Leng Hui earned total remuneration in the band of S$250,000 to S$500,000.

Remuneration of Employees who are Substantial Shareholders/Unitholders or Immediate Family Members of a Director, Chief Executive Officer or a Substantial Shareholder/Unitholder
No employee of the Manager was a substantial shareholder of the Manager or a substantial unitholder of Keppel REIT or an immediate family member of a Director, the CEO, a substantial shareholder of the Manager or a substantial unitholder of Keppel REIT and whose remuneration exceeded S$100,000 during the financial year ended 31 December 2023. "Immediate family member" refers to the employee's spouse, child, adopted child, step-child, brother, sister and parent.

ACCOUNTABILITY AND AUDIT: AUDIT COMMITTEE

Principle 10:

The Board has an Audit Committee which discharges its duties objectively.

Audit and Risk Committee
The ARC has been appointed by the Board from among the Directors of the Manager and comprises three non-executive Directors, all of whom (including the ARC Chairman) are independent Directors. The ARC Chairman is Mr Alan Rupert Nisbet and the members are Mr Mervyn Fong and Mr Yoichiro Hamaoka.

All the members of the ARC have accounting or related financial management expertise or experience. Thus, the Board is of the view that all members of the ARC are suitably qualified to assist the Board in areas of internal controls, financial and accounting matters, compliance and risk management, including oversight over management in the design, implementation and monitoring of risk management and internal control systems.

The ARC's role includes assisting the Board to ensure the integrity of financial reporting and that a sound internal control and risk management system is in place. The responsibilities of the ARC are disclosed in the Appendix hereto.

The ARC has authority to investigate any matter within its terms of reference, and has full access to and co-operation by Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly. Keppel REIT's and the Manager's internal audit function has been outsourced to Keppel Ltd.'s Internal Audit department. They, together with the external auditor, report their findings and recommendations independently to the ARC.

A total of four ARC meetings were held in FY2023. In addition, the ARC met with the external auditor and the internal auditor at least once during FY2023, in each case without the presence of the Management.

During FY2023, the ARC performed independent reviews for Keppel REIT before the announcement of Keppel REIT's half-year and full-year results, as well as its key business and operational updates for the first and third quarter. In the process, the ARC reviewed the key areas of management judgment applied for adequate provisioning and disclosure, critical accounting policies and any significant changes made that would have a significant impact on the financial statements.

The ARC also reviewed and approved both the internal auditor's and external auditor's plans to ensure that the plans covered sufficiently in terms of audit scope in reviewing the significant internal controls of Keppel REIT and the Manager. Such significant controls comprise financial, operational, compliance and technology controls. All significant audit findings and recommendations reported by the internal and external auditor were forwarded to the ARC. Significant issues were discussed at the ARC meetings.

In the review of the financial statements of Keppel REIT for FY2023, the ARC noted, amongst other matters, the key audit matter on the valuation of investment properties highlighted by the external auditor. The ARC considered the appropriateness of the methodologies and assumptions applied by the independent valuers engaged to perform the valuations of the investment properties, as well as the evaluation by the external auditor. The ARC was satisfied with the methodologies and assumptions used, and the valuation of investment properties adopted in the financial statements.

In addition, the ARC undertook a review of the independence and objectivity of the external auditor through discussions with the external auditor as well as reviewing the non-audit services provided by them and the corresponding fees paid to them, and has confirmed that the non-audit services performed by the external auditor would not affect their independence.

For FY2023, audit service fees of S$539,000 were paid/payable to the external auditor of Keppel REIT and its subsidiaries. There was no non-audit service fee paid/payable to the external auditor.

Cognisant that the external auditor should be free from any business or other relationships with Keppel REIT that could materially interfere with its ability to act with integrity and objectivity, the ARC undertook a review of the independence of the external auditor and gave careful consideration to Keppel REIT's relationships with them during FY2023. In determining the independence of the external auditor, the ARC reviewed all aspects of Keppel REIT's relationships with it including the processes, policies and safeguards adopted by Keppel REIT and the external auditor relating to auditor independence. Based on the review, the ARC is of the opinion that the external auditor is, and is perceived to be, independent for the purpose of Keppel REIT's statutory financial audit. Keppel REIT has complied with Rule 712 and Rule 715 read with Rule 716 of the Listing Manual in relation to its appointment of audit firms. In addition, none of the ARC members were former partners or directors of the external auditor within the last two years or hold any financial interest in the external auditor.

The ARC also reviewed the independence and performance of the internal audit function and was satisfied that the internal audit team was independent, effective and adequately resourced to perform its functions, and had appropriate standing within Keppel REIT and the Manager.

The ARC reviewed the Whistle-Blower Policy (the "Policy") which provides for the mechanisms by which employees and other persons may, in confidence, raise concerns about possible improprieties in financial reporting or other matters, and was satisfied that arrangements are in place for the independent investigation of such matters and for appropriate follow-up action. To facilitate the management of incidences of alleged fraud or other misconduct, the ARC follows a set of guidelines to ensure proper conduct of investigations and appropriate closure actions following completion of the investigations, including administrative, disciplinary, civil and/or criminal actions, and remediation of any control weaknesses that perpetrated the fraud or misconduct so as to prevent a recurrence.

In addition, the ARC reviews the Policy annually to ensure that it remains current. The details of the Policy are set out on pages 198 to 199 herein.

The ARC members are kept updated whenever there are changes to the financial reporting standards or issues that may have an impact on the financial statements of Keppel REIT.

ACCOUNTABILITY AND AUDIT: RISK MANAGEMENT AND INTERNAL CONTROLS

Principle 9:

The Board is responsible for the governance of risk and ensures that Management maintains a sound system of risk management and internal controls, to safeguard the interests of the company and its shareholders.

The ARC assists the Board in examining the adequacy and effectiveness of Keppel REIT's and the Manager's risk management system to ensure that it remains robust. The ARC also reviews and guides Management in the formulation of risk policies and processes to effectively identify, evaluate and manage significant risks, in order to safeguard Unitholders' interests and Keppel REIT's assets. The ARC reports to the Board any critical risk issues, material matters, findings and recommendations in respect of significant risk matters. The responsibilities of the ARC are disclosed in the Appendix hereto.

Risk Assessment and Management of Business Risk

Identifying and managing risks is central to the business of Keppel REIT and to protecting Unitholders' interests and value. Keppel REIT operates within overall guidelines and specific parameters set by the Board. Responsibility for managing risks lies with the Manager, working within the overall strategy outlined by the Board. The Manager has appointed experienced and well-qualified Management to handle its day-to-day operations.

The Board met four times in FY2023. Management surfaces key risk issues for discussion and confers with the ARC and the Board regularly.

Keppel REIT's Enterprise Risk Management framework ("ERM Framework") provides Keppel REIT and the Manager with a holistic and systematic approach to risk management. In assessing business risk, the Board takes into consideration the economic environment and the risks relevant to the property industry. The Manager has implemented a systematic risk assessment process to identify business risks and mitigating actions. Details of the Manager's approach to risk management and internal controls and the management of key business risks are set out in the "Risk Management" section on pages 205 to 206 of this Annual Report. The Manager is guided by a set of Risk Tolerance Guiding Principles ("Guiding Principles"), as disclosed on page 205.

The Manager has in place a risk management assessment framework (the "Assessment Framework") which was established to facilitate the Board's assessment on the adequacy and effectiveness of Keppel REIT's and the Manager's risk management system. The Assessment Framework lays out the governing policies, processes and systems pertaining to each of the key risk areas of Keppel REIT and the Manager, and assessments are made on the adequacy and effectiveness of such policies, processes and systems. The Guiding Principles and Assessment Framework are reviewed and updated annually.

In addition, the Manager has adopted, among others, the Whistle-Blower Policy, Insider Trading Policy, Dealing in Securities Policy and Safeguarding Information Policy which reflect the Management's commitment to conduct its business within a framework that fosters the highest ethical and legal standards.

Independent Review of Internal Controls

Keppel REIT's and the Manager's internal auditor conducts an annual risk-based review of the adequacy and effectiveness of Keppel REIT's and the Manager's material internal controls, including financial, operational, compliance and technology controls, and risk management systems. Any material non-compliance or failures in internal controls and recommendations for improvements are reported to the ARC. The ARC also reviews the effectiveness of the actions taken by Management on the recommendations made by the internal auditor in this respect.

Keppel REIT and the Manager also have in place the Keppel REIT's System of Management Controls Framework (the "Framework") outlining Keppel REIT's and the Manager's internal control and risk management processes and procedures. The Framework comprises the Three-Lines Model to ensure the adequacy and effectiveness of Keppel REIT's and the Manager's system of internal controls and risk management.

Under the First Line of Business Governance, Management, supported by their respective line functions, is responsible for the identification and mitigation of risks (including financial, operational, compliance and technology risks) facing Keppel REIT and the Manager in the course of running their business. Appropriate policies, procedures and controls are implemented and operationalised in line with Keppel REIT's and the Manager's risk appetite to address such risks. Employees are guided by the Manager's core values and expected to comply strictly with the Employee Code of Conduct.

Under the Second Line, Management Assurance Frameworks are established to enable oversight and governance over operations and activities undertaken by Management under the First Line. Keppel REIT and the Manager are required to conduct a control self-assessment ("CSA") exercise to assess the status of their respective internal controls on an annual basis. Remedial actions are implemented to address all control gaps identified during the CSA exercise. Under Keppel REIT's ERM Framework, significant risk areas are also identified and assessed, with systems, policies and processes put in place to manage and mitigate the identified risks, to ensure that such risks fall within the established risk appetite and tolerance levels. Regulatory Compliance works alongside Management to ensure relevant policies, processes and controls are effectively designed, implemented and managed to mitigate compliance risks that Keppel REIT and the Manager face in the course of their business.

The Technology Governance Framework aims to align technology strategy to enterprise vision, whilst strengthening technology controls and security and manage technology risks for Keppel REIT and the Manager. This framework was further strengthened with the formalisation of an enhanced Keppel Cybersecurity Governance structure which includes the repurposing of Keppel's existing IT Security Operations Centre into a Cybersecurity Centre with enhanced capabilities to ensure that the baseline security posture of Keppel REIT and the Manager is maintained, and is overseen by a dedicated Keppel Cyber Security function which drives the enterprise vision, strategy and programme to ensure that Keppel REIT's and the Manager's technology assets are adequately protected. The Technology and Cyber Security Governance Frameworks balance strategic technology adoption, business resiliency and security outcomes towards effective business continuity and technology risk mitigations.

The Third Line comprises independent assurance, including internal and external audit. Internal audit provides the Board and the senior management with independent assurance over the adequacy and effectiveness of the system of internal controls, risk management and governance, while external audit considers the internal controls relevant to Keppel REIT's and the Manager's preparation of financial statements and performs tests on such internal controls where they are assessed to be necessary in support of the audit opinion issued on the financial statements of Keppel REIT and the Manager.

The Board has received assurance:

a. from the CEO and CFO that, as at 31 December 2023, the financial records of Keppel REIT and the Manager have been properly maintained and the financial statements for the year ended 31 December 2023 give a true and fair view of Keppel REIT's and the Manager's operations and finances; and

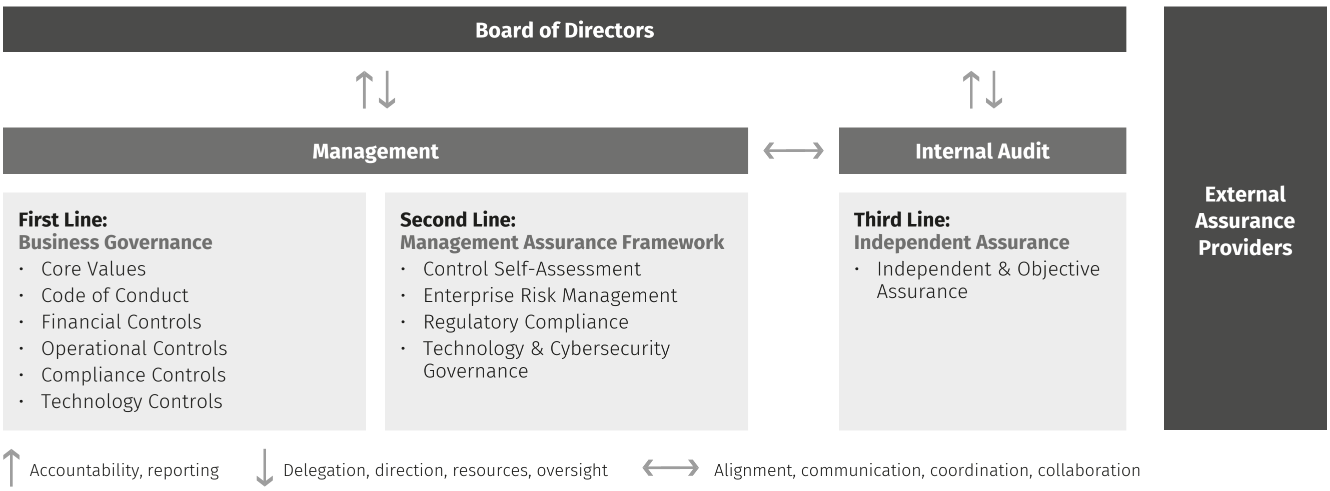
b. from the CEO and CFO that, as at 31 December 2023, Keppel REIT's and the Manager's internal controls (including financial, operational, compliance and information technology controls) and risk management systems were adequate and effective to address the risks which Keppel REIT and the Manager consider relevant and material to its operations.

Based on the internal controls and enterprise-wide risk management framework established and maintained by Keppel REIT and the Manager, work performed by internal and external auditors, and reviews performed by Management, the ARC, as well as the assurances set out above, the Board is of the view that, as at 31 December 2023, Keppel REIT's and the Manager's internal controls (including financial, operational, compliance and IT controls) and risk management systems were adequate and effective to address the risks which Keppel REIT and the Manager considers relevant and material to its operations.

The Board notes that the system of internal controls and risk management established by Keppel REIT and the Manager provides reasonable, but not absolute, assurance that Keppel REIT and the Manager will not be adversely affected by any event that could be reasonably foreseen as it strives to achieve its business objectives. In this regard, the Board also notes that no system of internal controls and risk management can provide absolute assurance against the occurrence of material errors, poor judgment in decision-making, human error, losses, fraud and other irregularities.

The ARC concurs with the Board's view that, as at 31 December 2023, Keppel REIT's and the Manager's internal controls (including financial, operational, compliance and IT controls) and risk management systems were adequate and effective to address the risks which Keppel REIT and the Manager considers relevant and material to its operations.

KEPPEL REIT'S SYSTEM OF MANAGEMENT CONTROLS



Internal Audit
The role of the internal auditor is to assist the ARC to ensure that Keppel REIT and the Manager maintain a sound system of internal controls by regularly monitoring key controls and procedures and ensuring their effectiveness, undertaking investigations as directed by the ARC, and conducting regular in-depth audits of high-risk areas. The ARC evaluates and approves the appointment of the internal auditor, or the accounting or auditing firm or corporation to which the internal audit function is outsourced. The internal audit function of Keppel REIT and the Manager is outsourced to Keppel Ltd.'s Internal Audit department ("Internal Audit").

Internal Audit is guided by the International Professional Practices Framework established by the Institute of Internal auditors ("IIA"). External quality assessment reviews are carried out at least once every five years by qualified professionals, with the last assessment conducted in 2021. The results re-affirmed that the internal audit activity generally conforms to the International Standards for the Professional Practice of Internal Auditing. The professional competence of Internal Audit is maintained through its continuing professional development programme for its staff which includes sending auditors to attend professional courses conducted by external accredited organisations to ensure that their technical knowledge and skill sets remain current and relevant.

Internal Audit is independent of Management and reports directly to the ARC Chairman. The internal auditor has unfettered access to all of Keppel REIT's and the Manager's documents, records, properties and personnel, including access to the ARC.

Internal Audit's reports are submitted to the ARC for deliberation with copies of these reports extended to the relevant senior management personnel. In addition, significant audit findings and recommendations are discussed at the ARC meetings. To ensure timely and proper closure of audit findings, the status of the implementation of the actions agreed by Management is tracked and discussed with the ARC.

The ARC also reviews the effectiveness of the actions taken by Management on the recommendations made by Internal Audit.

UNITHOLDER RIGHTS, CONDUCT OF UNITHOLDER MEETINGS AND ENGAGEMENT WITH UNITHOLDERS AND STAKEHOLDERS

Principle 11:

The company treats all shareholders fairly and equitably in order to enable them to exercise shareholders' rights and have the opportunity to communicate their views on matters affecting the company. The company gives shareholders a balanced and understandable assessment of its performance, position and prospects.

Principle 12:

The company communicates regularly with its shareholders and facilitates the participation of shareholders during general meetings and other dialogues to allow shareholders to communicate their views on various matters affecting the company.

Principle 13:

The Board adopts an inclusive approach by considering and balancing the needs and interests of material stakeholders, as part of its overall responsibility to ensure that the best interests of the company are served.

The Board is responsible for providing a balanced and understandable assessment of Keppel REIT's performance, position and prospects, including interim and other price-sensitive public reports, and reports to regulators, if required.

The Board has embraced openness and transparency in the conduct of the Manager's affairs, whilst preserving the commercial interests of Keppel REIT. Financial reports and other price sensitive information are disseminated to Unitholders through announcements via SGXNet, media releases, as well as Keppel REIT's corporate website.

The Manager maintains regular and two-way communication with Unitholders to share views and address any queries on Keppel REIT's business strategies, developments and performance.

The Manager employs various platforms to enhance its outreach to Unitholders, with an emphasis on timely, accurate, fair and transparent disclosure of information. The Manager has arrangements in place to identify and engage with its material stakeholder groups and to manage its relationships with such groups.

In addition to Unitholders' meetings, management engaged with a total of more than 570 global institutional investors and analysts through one-on-one and group conference calls, virtual and in-person conferences and roadshows, meetings, site visits, as well as webinars.

Audio webcasts are conducted for Keppel REIT's half-year and full-year results. This provides institutional and retail investors an opportunity to listen to Management's presentation on Keppel REIT's latest developments and performance and ask questions 'live'. Analysts teleconferences and investor updates continue to be held, following the release of Keppel REIT's first and third quarter key business and operational updates. More details of the Manager's investor relations activities and efforts are set out on pages 21 to 23 of this Annual Report.

Material information is disclosed in a comprehensive, accurate and timely manner via SGXNet. The Manager ensures that unpublished price sensitive information is not selectively disclosed, and if on the rare occasion when such information is inadvertently disclosed, it is immediately released to the public via SGXNet.

Unitholders are also kept abreast of the latest announcements and updates regarding Keppel REIT via its website at www.keppelreit.com. Unitholders and members of the public can send questions via the feedback and general enquiries email, or to the investor relations contact available on Keppel REIT's website, through which they are able to ask questions and receive responses in a timely manner. An email alert option is also available on the website where subscribers will be notified of Keppel REIT's latest announcements and developments.

The Manager actively engages with Unitholders and the investment community to provide information necessary for them to make well-informed investment decisions, as well as to gather feedback and understand their views. An Investor Relations Policy ("IR Policy") which sets out the principles and best practices is in place and available on Keppel REIT's website. The IR Policy is reviewed regularly to ensure relevance and effectiveness.

Unitholders are informed of Unitholders' meetings and rules governing such meetings through notices published via SGXNet, Keppel REIT's website and newspapers. Relevant materials such as annual reports and circulars are also published via SGXNet and Keppel REIT's website. Unitholders are invited to such meetings to put forth questions they may have on the motions to be debated and decided upon. If any Unitholder is unable to attend, he or she is allowed to appoint up to two proxies to vote on his or her behalf at the meeting through proxy forms sent in advance. Where a Unitholder is a relevant intermediary (including but not limited to, a nominee company, a custodian bank or a CPF agent bank), such Unitholder may appoint more than one proxy to vote on its behalf at the meeting through proxy forms sent in advance, provided that each proxy must be appointed to exercise the rights attached to a different Unit or Units held by it (which number of Units and class shall be specified). The Manager tables separate resolutions at Unitholders' meetings on each substantially separate issue unless the issues are interdependent and linked so as to form one significant proposal. Where the resolutions are "bundled", the Manager explains the reasons and material implications in the notice of meeting.

Keppel REIT's AGM was convened in a wholly physical format on 21 April 2023, to provide Unitholders with the ability to participate, vote and pose questions to senior management in a clear and effective manner. At the meeting, the Board and Management reported on Keppel REIT's FY2022 performance, and addressed questions and comments from Unitholders. Prior to the meeting, the Manager also responded to substantial and relevant questions that were submitted ahead of the AGM. All AGM resolutions were polled with an independent scrutineer appointed to count and validate the AGM's votes. Results of the AGM were announced during the meeting and the results, minutes of the meeting and responses to relevant and substantial questions from Unitholders were published on SGXNet and Keppel REIT's website.

Where possible, all the Directors will attend Unitholders' meetings. In particular, the Chairman of the Board, the respective Chairman of the ARC and the NRC as well as the Lead Independent Director are required to be present to address questions at general meetings. The external auditor is also present at such meetings to assist the Directors to address Unitholders' queries, where necessary.

The Trust Deed allows for absentia voting at general meetings by way of proxy. While the Manager has implemented absentia voting by way of proxy through the proxy forms disseminated to Unitholders, the Manager has not implemented other absentia voting methods such as voting via mail, e-mail or fax until security, integrity and other pertinent issues are satisfactorily resolved.

The Company Secretaries of the Manager prepare minutes of Unitholders' meetings, which incorporate comments or queries from Unitholders and responses from the Board and Management. These minutes will also be published on Keppel REIT's website and SGXNet.

Keppel REIT's distribution policy is to distribute at least 90% of its taxable income for each financial year, with the actual level of distribution to be determined at the Manager's discretion. Distributions are denominated in Singapore dollar and announced on a half-yearly basis, and generally paid within 90 days after the end of each distribution period.

The number of unitholders' meetings held in FY2023, as well as the attendance of each Board member, are disclosed in the following table:

Director	Unitholders' Meetings Attended
Mr Tan Swee Yiow	1
Mr Ian Roderick Mackie	1
Mr Alan Rupert Nisbet	1
Ms Christina Tan	1
Mr Mervyn Fong	1
Mr Yoichiro Hamaoka	1
Ms Carol Anne Tan[4]	–
No. of Unitholders' Meetings held in FY2023	**1**

[4] Ms Carol Anne Tan was appointed as Director after the 2023 AGM and therefore did not attend the AGM.

Protection of Creditors' Rights
To protect creditors' rights, the Manager monitors compliance with, amongst others, the credit terms of suppliers, financial covenants as well as applicable laws and regulations, including leverage and interest coverage ratio limits set out in the Property Funds Appendix. The Manager strives to diversify sources of funding to reduce concentration risks, seeks to achieve a well-spread debt maturity profile and also implements appropriate hedging strategies to achieve optimal risk-adjusted returns. In addition, the Manager endeavours to secure ample credit facilities at favourable terms to fund operational needs as well as monitor risk exposure to ensure effectiveness of its prudent capital management strategy against evolving market conditions.

Securities Transactions
Insider Trading Policy
The Manager has a formal Insider Trading Policy on dealings in the securities of Keppel REIT, which sets out the implications of insider trading and guidance on such dealings. The policy has been distributed to the Manager's Directors, officers, and employees. It has also adopted the best practices on securities dealings issued by the SGX. In compliance with Rule 1207(19) of the Listing Manual on best practices on dealing in securities, the Manager issues notices informing that the Manager and its officers must not deal in listed securities of Keppel REIT if they are in possession of unpublished price-sensitive information and during the period commencing one month before the release of the half-year and full-year results and ending on the date of the announcement of the relevant results. The Manager's Directors, officers, and employees are also informed that they should not deal in Keppel REIT's securities on short-term considerations.

Dealing in Securities Policy
In addition to the Insider Trading Policy, the Manager has a formal Dealing in Securities Policy, which applies to all employees and the securities accounts that employees have a beneficial interest. Pursuant to this policy, the trading of rights and the subscription of excess rights of Keppel REIT's Units are subject to trade clearance/restrictions. In general, a list of securities which employees are not allowed to trade without pre-clearance from the Keppel compliance team is maintained. All employees must, before trading, check if the intended securities are listed on this restricted list. The restricted list is broadcasted to all employees at the beginning of each week and as and when it is updated. The policy also informs all licensed representatives of the Manager that they are required to maintain a register of interests in securities in the prescribed form and to notify the Keppel compliance team of any changes no later than seven days after the relevant change. Upon request, licensed representatives are required to submit position statements, including the accounts which they have a beneficial interest, to facilitate reconciliation of trades executed during each period. In addition, the policy also states that all employees should not trade on short-term considerations or be engaged in same day turnaround trades or swing trading.

Conflicts of Interests
The Manager has instituted the following procedures to deal with potential conflicts of interests issues:

a. The Manager will not manage any other real estate investment trust which invests in the same type of properties as Keppel REIT.

b. All resolutions in writing of the directors of the Manager in relation to matters concerning Keppel REIT must be approved by at least a majority of the directors of the Manager, including at least one Independent Director.

c. At least one-third of the Board shall comprise independent Directors.

d. In respect of matters in which Keppel Ltd. and/or its subsidiaries have an interest, direct or indirect, any nominees appointed by Keppel Ltd. and/or its subsidiaries to the Board to represent their interests will abstain from deliberation and voting on such matters. For such matters, the quorum must comprise a majority of the independent Directors and must exclude nominee directors of Keppel Ltd. and/or its subsidiaries.

It is also provided in the Trust Deed that if the Manager is required to decide whether or not to take any action against any person in relation to any breach of any agreement entered into by the Trustee for and on behalf of Keppel REIT with a Related Party (meaning any "interested person" as defined in the Listing Manual and/or, as the case may be, an "interested party" as defined in the Property Funds Appendix) of the Manager, the Manager shall be obliged to consult with a reputable law firm (acceptable to the Trustee) which shall provide legal advice on the matter. If the said law firm is of the opinion that the Trustee, on behalf of Keppel REIT, has a prima facie case against the party allegedly in breach under such agreement, the Manager shall be obliged to take appropriate action in relation to such agreement. The Directors of the Manager (including its independent Directors) will have a duty to ensure that the Manager so complies. Notwithstanding the foregoing, the Manager shall inform the Trustee as soon as it becomes aware of any breach of any agreement entered into by the Trustee for and on behalf of Keppel REIT with a Related Party of the Manager and the Trustee may take such action as it deems necessary to protect the rights of Unitholders and/or which is in the interests of Unitholders. Any decision by the Manager not to take action against a Related Party of the Manager shall not constitute a waiver of the Trustee's right to take such action as it deems fit against such Related Party.

Employee Code of Conduct
The Manager has in place an employee code of conduct which establishes a culture of high integrity as well as reinforces ethical business practices.

This code sets out important principles to guide employees in executing their duties and responsibilities to the highest standards of business integrity, as well as issues of workplace harassment. The code encompasses topics ranging from conduct in the workplace to business conduct, including clear provisions on prohibitions against bribery and corruption, the offering and receiving of gifts, hospitality and promotional expenditures as well as conflicts of interests amongst others.

The code also requires all staff to avoid any conflict between their own interests and the interests of the Manager in dealing with its suppliers, customers and other third parties.

The code requires business to be conducted with integrity, fairly, impartially, in an ethical and proper manner, and in compliance with all applicable laws and regulations. Relevant anti-corruption rules are also spelt out to protect the business, resources and reputation of Keppel REIT and the Manager. Employees must not offer or authorise the giving, directly or indirectly, or through third parties, of any bribe, kickback, illicit payment, or any benefit-in-kind or any other advantage to any government official or government entity, private sector customer, supplier, contractor or any other person or entity, as an inducement or reward for an improper performance or non-performance of a function or activity. Similarly, employees must not solicit or accept, directly or indirectly, any bribe, kickback, illicit payment, benefit in kind or any other advantage from any government official or government entity, customer, supplier, contractor or any other person or entity that is intended to induce or reward an improper performance or non-performance of a function or activity.

The employee code of conduct is published on the intranet which is accessible by all employees of the Manager. New employees are briefed on the policy when they join the Manager. Subsequently, all employees are required to acknowledge the policy annually to ensure awareness.

Related Party Transactions

The Manager's Internal Control System

The Manager has established an internal control system to ensure that all Related Party (any "interested person" as defined in the Listing Rules and/or, as the case may be, an "interested party" defined in the Property Funds Appendix) transactions:

a. will be undertaken on normal commercial terms; and

b. will not be prejudicial to the interests of Keppel REIT and the Unitholders.

As a general rule, the Manager must demonstrate to the ARC that such transactions satisfy the foregoing criteria, which may entail obtaining (where practicable) quotations from parties unrelated to the Manager. In the case of acquisition or disposal of assets undertaken with a Related Party, the Manager and Trustee will obtain two independent valuations for each of those real estate assets (in accordance with the Property Funds Appendix), with one of the valuers commissioned independently by the Trustee. Each of those assets must be acquired from the Related Party at a price not more than the higher of the two assessed values, or sold to the Related Party at a price not less than the lower of the two assessed values. The ARC may further choose to appoint an independent financial adviser to evaluate and provide an opinion that the transaction is on normal commercial terms and is not prejudicial to the interests of Keppel REIT and the Unitholders.

The Manager maintains a register to record all Related Party transactions which are entered into by Keppel REIT and the bases used for evaluation, including any quotations from unrelated parties and independent valuations, on which they are entered into. The Manager also incorporates into its internal audit plan a review of all Related Party transactions entered into by Keppel REIT. The ARC reviews the internal audit reports to ascertain that the guidelines and procedures established to monitor Related Party transactions have been complied with. The Trustee also has the right to review such audit reports to ascertain that the Property Funds Appendix has been complied with.

The following procedures are undertaken:

a. transactions (either individually or as part of a series or if aggregated with other transactions involving the same Related Party during the same financial year) equal to or exceeding S$100,000 in value but below 3.0% of the value of Keppel REIT's net tangible assets will be subject to review by the ARC at regular intervals;

b. transactions (either individually or as part of a series or if aggregated with other transactions involving the same Related Party during the same financial year) equal to or exceeding 3.0% but below 5.0% of the value of Keppel REIT's net tangible assets will be subject to the review and prior approval of the ARC. Such approval shall only be given if the transactions are on normal commercial terms and not prejudicial to the interests of Keppel REIT and its Unitholders and are consistent with similar types of transactions made by the Trustee with third parties which are unrelated to the Manager; and

c. transactions (either individually or as part of a series or if aggregated with other transactions involving the same Related Party during the same financial year) equal to or exceeding 5.0% of the value of Keppel REIT's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding paragraph, by the ARC which may, as it deems fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent professional valuers. Furthermore, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of Unitholders duly convened and held in accordance with the provisions of the Trust Deed.

Where matters concerning Keppel REIT relate to transactions entered into or to be entered into by the Trustee for and on behalf of Keppel REIT with a Related Party of Keppel REIT or the Manager, the Trustee is required to consider the terms of such transactions to satisfy itself that such transactions:

a. are conducted on normal commercial terms;

b. are not prejudicial to the interests of Keppel REIT and the Unitholders; and

c. are in accordance with all applicable requirements of the Property Funds Appendix and/or the Listing Manual relating to the transaction in question.

The Trustee has the discretion under the Trust Deed to decide whether or not to enter into a transaction involving a Related Party of Keppel REIT or the Manager. If the Trustee is to sign any contract with a Related Party of Keppel REIT or the Manager, the Trustee will review the contract to ensure that it complies with the requirements relating to interested party transactions in the Property Funds Appendix (as may be amended from time to time) and the provisions of the Listing Manual relating to interested person transactions (as may be amended from time to time) as well as such other guidelines as may from time to time be prescribed by the MAS and the SGX to apply to REITs.

Keppel REIT will, in compliance with Rule 905 of the Listing Manual, announce any interested person transaction in accordance with the Listing Manual if such transaction, by itself or when aggregated with other interested person transactions entered into with the same interested person during the same financial year, is 3.0% or more of Keppel REIT's latest audited net tangible assets.

The aggregate value of all Related Party transactions which are subject to Rules 905 and 906 of the Listing Manual in a particular financial year will be disclosed in Keppel REIT's annual report for that financial year.

Role of the Audit and Risk Committee for Related Party Transactions

The Manager's internal control procedures are intended to ensure that Related Party transactions are conducted at arm's length and on normal commercial terms and are not prejudicial to Unitholders.

The Manager maintains a register to record all Related Party transactions which are entered into by Keppel REIT and the bases used for evaluation, including any quotations from unrelated parties and independent valuations, on which they are entered into.

On a semi-annual basis, Management reports to the ARC the Related Party transactions entered into by Keppel REIT. The Related Party transactions are also reviewed by Internal Audit and all findings, if any, are reported during the ARC meetings. The Trustee also has the right to review such internal audit reports to ascertain that the requirements of the Property Funds Appendix have been complied with.

The ARC reviews all Related Party transactions to ensure compliance with the internal control procedures and with the relevant provisions of the Listing Manual and the Property Funds Appendix. The review includes the examination of the nature of the transaction and if necessary, its supporting documents or such other data deemed necessary by the ARC.

If a member of the ARC has an interest in a transaction, he or she is to abstain from participating in the review and approval process in relation to that transaction.

APPENDIX

Board Committees – Responsibilities

A. Audit and Risk Committee

1. Review financial statements and formal announcements relating to financial performance, and review significant financial reporting issues and judgments contained in them, for better assurance of the integrity of such statements and announcements.

2. Review and report to the Board at least annually the adequacy and effectiveness of the Manager's and Keppel REIT's internal controls, including financial, operational, compliance and information technology controls and risk management system (such review can be carried out internally or with the assistance of any competent third parties).

3. Review the scope, audit plans and reports of the external auditor and internal auditor, and consider the effectiveness of actions or policies taken by management on the recommendations and observations annually.

4. Review the independence and objectivity of external and internal auditors annually.

5. Review the nature and extent of non-audit services performed by the external auditor.

6. Meet with external and internal auditors, without the presence of management, at least annually.

7. Make recommendations to the Board on the proposals to Unitholders on the appointment, re-appointment and removal of the external auditor, and approve the remuneration and terms of engagement of the external auditor.

8. Review the adequacy and effectiveness of the Manager's and Keppel REIT's internal audit function, at least annually.

9. Ensure that the internal audit function is adequately resourced and has appropriate standing with the Manager and Keppel REIT at least annually.

10. Approve the accounting/auditing firm or corporation to which the internal audit function is outsourced.

11. Review the whistle-blowing policy and the Manager's or Keppel REIT's procedures for detecting and preventing fraud, and other arrangements by which employees of the Manager and any other persons may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters, to ensure that arrangements are in place for such concerns to be raised and independently investigated, and for appropriate follow up action to be taken.

12. Report significant matters raised through the whistle-blowing channel to the Board.

13. Monitor the procedures in place to ensure compliance with applicable legislation, the Listing Manual and the Code on Collective Investment Schemes (including the Property Funds Appendix).

14. Review the financial guidelines, procedures and financial authority limits, and make a recommendation to the Board for its approval.

15. Review Related Party transactions, including ensuring compliance with the provisions of the Listing Manual relating to “interested person transaction” (as defined therein) and the provisions of the Property Funds Appendix relating to “interested party transactions” (as defined therein).

16. Investigate any matters within the ARC’s purview, whenever it deems necessary.

17. Obtain recommendations on risk tolerance and strategy from Management, and where appropriate, report and recommend to the Board for its determination:

    i. The nature and extent of significant risks which the Manager and Keppel REIT may take in achieving its strategic objectives; and

    ii. Overall levels of risk tolerance, risk parameters and risk policies.

18. Review and discuss, as and when appropriate, with Management, the Manager’s and Keppel REIT’s risk governance structure and framework including risk policies, risk strategy, risk culture, risk assessment, risk mitigation and monitoring processes and procedures.

19. Review the Information Technology (“IT”) governance and cybersecurity framework to ascertain alignment with business strategy and Keppel REIT’s risk tolerance including monitoring the adequacy of IT capability and capacity to ensure business objectives are well-supported with adequate measures to safeguard corporate information, operating assets, and effectively monitor the performance, quality and integrity of IT service delivery.

20. Receive and review at least quarterly reports from management on the Manager’s and Keppel REIT’s risk profile and major risk exposures and the steps taken to monitor, control and mitigate such risks.

21. Review the Manager’s risk management capabilities including capacity, resourcing, systems, training, communication channels as well as competencies in identifying and managing new risk types.

22. Review and monitor Management’s responsiveness to the critical risk and compliance issues and material matters identified and recommendations of the ARC.

23. Provide timely input to the Board on critical risk and compliance issues, material matters, findings and recommendations.

24. Review the assurance and steps taken by the Chief Executive Officer (CEO) and Chief Financial Officer on the financial records and financial statements and the assurance and steps taken by the CEO and other key management personnel for their relevant areas of responsibilities, regarding the adequacy and effectiveness of the Manager’s risk management system and internal controls.

25. Receive and review updates from Management to assess the adequacy and effectiveness of the Manager’s compliance framework in line with relevant laws, regulations and best practices.

26. Through interactions with the Head of KC Risk and Compliance who has a direct reporting line to the ARC, review and oversee performance of the Manager’s implementation of compliance programmes.

27. Review and monitor the Manager’s approach to ensuring compliance with regulatory commitments, including progress of remedial actions where applicable.

28. Review the adequacy, effectiveness and independence of the Manager’s Risk and Compliance function, at least annually, and report the ARC’s assessment to the Board.

29. Review the ARC’s terms of reference annually and recommend any proposed changes to the Board.

30. Review and report to the Board annually on the adequacy and effectiveness of the Manager’s and Keppel REIT’s risk management systems and internal controls, including financial, operational, compliance and information technology controls so that the Board may form an opinion on the adequacy of the risk management system and internal controls.

31. Review the Board’s opinion on the adequacy and effectiveness of the Manager's risk management system and internal controls and state whether it concurs with the Board’s opinion.

32. Where there are material weaknesses identified in the Manager’s risk management system, to consider and recommend the necessary steps to be taken to address them.

33. Ensure that the Head of KC Risk and Compliance has direct and unrestricted access to the ARC Chairman.

34. Perform such other functions as the Board may determine.

35. Sub-delegate any of its powers within its terms of reference as listed above from time to time as the ARC may deem fit.

B. Nominating and Remuneration Committee

1. Recommend to the Board the appointment and re-appointment of Directors (including alternate Directors, if any).

2. Annual review of the structure and size of the Board and Board committees, and the balance and mix of skills, knowledge, experience, and other aspects of diversity such as gender and age.

3. Recommend to the Board a Board Diversity Policy (including the qualitative, and measurable quantitative, objectives (as appropriate) for achieving Board diversity), and conduct an annual review of the progress towards achieving these objectives.

4. Annual review of the independence of each Director, and to ensure that the Board comprises (a) majority non-executive Directors, and (b) at least one-third, or (if Chairman is not independent) a majority of, independent Directors.

5. Assess, where a Director has other listed company Board representation and/or other principal commitments, whether the Director is able to and has been adequately carrying out his duties as Director of the Manager.

6. Recommend to the Board the process for the evaluation of the performance of the Board, the Board committees and individual Directors, and propose objective performance criteria to assess the effectiveness of the Board as a whole, the Board committees and the contribution of the Chairman and each Director.

7. Annual assessment of the effectiveness of the Board as a whole, the Board committees and the contribution of the Chairman and individual Directors.

8. Review the succession plans for the Board (in particular, the Chairman) and key management personnel.

9. Review talent development plans.

10. Review the training and professional development programmes for Board members.

11. Review and recommend to the Board a framework of remuneration for Board members and key management personnel, and the specific remuneration packages for each Director as well as the key management personnel, including review of all long-term and short-term incentive plans, with a view to aligning the level and structure of remuneration to the Manager's long-term strategy and performance.

12. Consider all aspects of remuneration to ensure that they are fair, and review the Manager's obligations arising in the event of termination of the executive directors' and key management personnel's contracts of service, to ensure that such clauses are fair and reasonable and not overly generous.

13. Consider whether Directors should be eligible for benefits under long-term incentive schemes (including weighing the use of share schemes against the other types of long-term incentive scheme).

14. Review the ongoing appropriateness and relevance of the remuneration policy to ensure that the level and structure of the remuneration are appropriate and proportionate to the sustained performance and value creation of the Manager, taking into account the strategic objectives of the Manager.

15. Review the level and structure of remuneration for directors and key management personnel relative to the internal and external peers and competitors to ensure that the remuneration is appropriate to attract, retain and motivate the directors to provide good stewardship of the Manager and key management personnel to successfully manage the Manager for the long term.

16. Set performance measures and determine targets for any performance-related pay schemes.

17. Administer the Manager's long-term incentive schemes in accordance with the rules of such schemes.

18. Report to the Board on material matters and recommendations.

19. Review the NRC's terms of reference annually and recommend any proposed changes to the Board for approval.

20. Perform such other functions as the Board may determine.

21. Sub-delegate any of its powers within its terms of reference as listed above, from time to time, as this Committee may deem fit.

C. Environmental, Social and Governance Committee

1. Enhance and articulate Keppel REIT's Environmental, Social and Governance strategy.

2. Provide an oversight of sustainability initiatives across Keppel REIT's business operations. This includes, but is not limited to, the setting, disclosure and achievement of ESG targets, reviewing the effectiveness of the sustainability risk management framework, people development and community involvement, as well as where needed, provide oversight of and advice to the Manager's sustainability committee.

3. Recommend the Management's proposals to the Board, including policies, strategies, workplans and targets pertaining to sustainability and ESG matters (collectively, "ESG Framework") and reviewing the effectiveness of the ESG Framework benchmarked against global and local ESG trends and best practices, as well as the implementation and integration of the ESG Framework. Keppel REIT's ESG Framework, which forms an integral part of Keppel REIT's strategies and core competencies, will drive long-term value creation.

4. Provide an oversight over the Manager's compliance with sustainability-related legal and regulatory requirements imposed on the Manager under applicable laws and regulations, including but not limited to the SGX's Listing Rules and other disclosure requirements.

5. Review the adequacy of resources allocated to achieving compliance as well as strategies, workplans and targets pertaining to the ESG Framework.

6. Report to the Board on sustainability and ESG performance, incidents, rectifications, risk management and other material matters.

7. Perform such other functions as the Board may determine.

Board Assessment

Evaluation processes

Board

Each Board member is required to complete a Board Evaluation Questionnaire and send the completed Questionnaire directly to the Independent Coordinator. An explanatory note is attached to the Questionnaire to clarify the background, rationale and objectives of the various performance criteria used in the Board Evaluation Questionnaire with the aim of achieving consistency in the understanding and interpretation of the questions. Based on the returns from each of the Directors, the Independent Coordinator prepares a consolidated report and briefs the NRC Chairman and Chairman on the report. Thereafter, the Independent Coordinator or the NRC Chairman will present the report to the Board for discussion on the changes which should be made to help the Board discharge its duties more effectively.

Individual Directors

In the assessment of the performance of the non-executive Directors, each Director is required to complete the non-executive Directors' assessment form and send the completed form directly to the Independent Coordinator. Each non-executive Director is also required to perform a self-assessment in addition to a peer assessment. Based on the returns, the Independent Coordinator prepares a consolidated report and briefs the NRC Chairman and the Chairman. Thereafter, the report is presented to the NRC. Following the meeting and if necessary, the NRC Chairman will meet with non-executive Directors individually to provide feedback on their respective performance with a view to improving their Board performance.

Chairman

The Chairman Evaluation Form is completed by each non-executive Director (other than the Chairman) and sent directly to the Independent Coordinator. Based on the returns from each of the non-executive Directors, the Independent Coordinator prepares a consolidated report and briefs the NRC Chairman and the Chairman on the report.

Performance Criteria

The performance criteria for the Board evaluation are in respect of Board size and composition, Board independence, Board processes, Board information and accountability, Board performance in relation to discharging its principal functions and Board committee performance in relation to discharging its responsibilities set out in its terms of reference. Based on the responses received, the Board continues to perform and fulfil its duties, responsibilities and performance objectives in accordance with the established Board processes of the Manager.

The individual Director's performance criteria are categorised into five segments; namely, (1) interactive skills (under which factors as to whether the Director works well with other Directors, and participates actively are taken into account); (2) knowledge (under which factors as to the Director's industry and business knowledge, functional expertise, whether he provides valuable inputs, his ability to analyse, communicate and contribute to the productivity of meetings, and his understanding of finance and accounts are taken into consideration); (3) Director's duties (under which factors as to the Director's Board committee work contribution, whether the Director takes his role of Director seriously and works to further improve his own performance, whether he listens and discusses objectively and exercises independent judgment, and meeting preparation are taken into consideration); (4) availability (under which the Director's attendance at Board and Board committee meetings, whether he is available when needed, and his informal contribution via e-mail, telephone and written notes are considered); and (5) overall contribution, bearing in mind that each Director was appointed for his/her strength in certain areas which, taken together with the skill sets of the other Directors, provides the Board with the required mix of skills and competencies.

The assessment of the Chairman of the Board is based on his ability to lead, whether he established proper procedures to ensure the effective functioning of the Board, whether he ensured that the time devoted to Board meetings was appropriate (in terms of number of meetings held a year and duration of each Board meeting) for effective discussion and decision making by the Board, whether he ensured that information provided to the Board was adequate (in terms of adequacy and timeliness) for the Board to make informed and considered decisions, whether he guides discussions effectively so that there is timely resolution of issues, whether he ensured that meetings are conducted in a manner that facilitates open communication and meaningful participation, and whether he ensured that Board committees are formed where appropriate, with clear terms of reference, to assist the Board in the discharge of its duties and responsibilities.

Whistle-Blower Policy

The Policy was established and has been put in place to encourage reporting in good faith of suspected Reportable Conduct (as defined below) by establishing clearly defined processes and reporting channels through which such reports may be made with confidence that employees of the Manager and other persons making such reports will be treated fairly and, to the extent possible, protected from reprisal. The ARC is responsible for oversight and monitoring of whistleblowing.

Reportable Conduct refers to any act or omission by a director, officer, employee of the Manager or a third party that provides services or engages in business activities on behalf of the Manager, which occurred in the course of his or her work (whether or not the act is within the scope of his or her employment) which in the view of a Whistle-Blower acting in good faith, is:

a. Dishonest, including but not limited to theft or misuse of the resources owned by or under the management of the Manager;

b. Fraudulent;

c. Corrupt;

d. Illegal;

e. Other serious improper conduct;

f. An unsafe work practice; or

g. Any other conduct which may cause financial or non-financial loss to the Manager or damage to the Manager's reputation.

A person who files a report or provides evidence which he knows to be false, or without a reasonable belief in the truth and accuracy of such information, will not be protected by the Policy and may be subject to administrative and/or disciplinary action, including termination of employment or other contract, as the case may be.

Similarly, a person may be subject to administrative and/or disciplinary measures, including but not limited to termination of employment or contract if he subjects (i) a person who has made or intends to make a report in accordance with the Policy, or (ii) a person who was called or who may be called as a witness, to any form of reprisal which would not have occurred if he or she did not intend to, or had not made the report or be a witness.

The Head of Internal Audit is the Receiving Officer for the purposes of the Policy and is responsible for the administration, implementation and oversight of ongoing compliance with the Policy. The Head of Internal Audit reports directly to the ARC Chairman (who is an independent director) on all matters arising under the Policy.

Reporting Mechanism
The Whistle-Blower's role is as a reporting party. Whistle-Blowers are not investigators or finders of fact, nor do they determine the appropriate corrective or remedial actions that may be warranted.

Employees are encouraged to make a report in relation to a suspected Reportable Conduct to their respective supervisors who are responsible for promptly informing the Receiving Officer, who in turn is required to promptly report to the ARC Chairman, of any such report. The supervisor shall not, upon receiving or becoming aware of any report, take any independent action or start any investigation in connection with such report unless otherwise directed by the ARC Chairman or the Receiving Officer. If any of the persons in the reporting line prefer not to disclose the matter to the supervisor and/or Receiving Officer (as the case may be), he or she may make the report directly to the ARC Chairman, via the established reporting channel.

Other Whistle-Blowers (other than employees) may report a suspected Reportable Conduct to either the Receiving Officer or the ARC Chairman via the established reporting channel.

All reports and related communications will be documented by the person first receiving the report. The information disclosed should be as precise as possible to allow for proper assessment of the nature, extent and urgency of preliminary investigative procedures to be undertaken.

Investigation
Every Protected Report (referring to a report made in good faith that discloses suspected Reportable Conduct) received, whether oral or written, and anonymous or otherwise, will be assessed by the Receiving Officer, who will exercise his own discretion or in consultation with the Investigation Advisory Committee, make recommendations to the ARC Chairman. Where the circumstances warrant an investigation, the ARC Chairman or the ARC (as the case may be) and the Investigation Advisory Committee (if consulted) will use their respective best endeavours to ensure that there is no conflict of interests on the part of any person involved in any way in the investigations. The Investigation Advisory Committee (comprising representatives from each of Keppel's Human Resources, Legal and Risk & Compliance departments, or such other representatives as the ARC may determine) assists the ARC Chairman with overseeing the investigation process and any matters arising therefrom or in connection therewith. The ARC Chairman will also require the matter to be reported to the authorities if a crime is involved, and/or to the relevant insurance company in accordance with the terms of the applicable insurance policies.

The Receiving Officer, in consultation with the Investigation Advisory Committee, will prepare a report on his findings including recommendations on any corrective or remedial actions to be taken, and such report shall be submitted to the ARC Chairman upon the conclusion of the investigation into any Reportable Conduct. The ARC Chairman (whether in the exercise of his own discretion or in consultation with the ARC) shall determine the adequacy of corrective or remedial actions proposed (if any).

Identities of Whistle-Blowers, participants of the investigations and the Investigation Subject(s) will be kept confidential to the extent possible.

No Reprisal
No person shall be subject to any reprisal for having made a Protected Report in accordance with the Policy or having participated in an investigation. A reprisal means personal disadvantage by:

a. Dismissal;

b. Demotion;

c. Suspension;

d. Termination of employment/contract;

e. Any form of harassment or threatened harassment;

f. Discrimination; or

g. Current or future bias.

Any reprisal suffered may be reported to the Receiving Officer (who shall refer the matter to the ARC Chairman) or directly to the ARC Chairman. The ARC Chairman shall review the matter and determine the appropriate actions to be taken.

Rule 720(6) of the Listing Manual of the SGX-ST

The information required under Rule 720(6) read with Appendix 7.4.1 of the Listing Manual in respect of Directors whom the Manager is seeking endorsement and re-endorsement by Unitholders at the annual general meeting to be held in 2024 is set out below.

Name of Director	Mr Alan Rupert Nisbet	Mr Mervyn Fong	Ms Carol Anne Tan
Date of Appointment	1 October 2017	1 March 2021	2 May 2023
Date of last re-appointment (if applicable)	23 April 2021	23 April 2021	N.A.
Age	73	65	61
Country of principal residence	Singapore	Singapore	Singapore
The Board's comments on this appointment (including rationale, selection criteria, and the search and nomination process)	The process for succession planning for the Board, appointment of directors, and the seeking of endorsement or re-endorsement of Directors to the Board, is set out in pages 180 to 181 of this Annual Report.	The process for succession planning for the Board, appointment of directors, and the seeking of endorsement or re-endorsement of Directors to the Board, is set out in pages 180 to 181 of this Annual Report.	The process for succession planning for the Board, appointment of directors, and the seeking of endorsement or re-endorsement of Directors to the Board, is set out in pages 180 to 181 of this Annual Report.
Whether the appointment is executive, and if so, the area of responsibility	Non-executive	Non-executive	Non-executive
Job Title (e.g. Lead ID, AC Chairman, AC Member etc.)	Non-executive Director and Chairman of Audit and Risk Committee	Non-executive Director, Member of Audit and Risk Committee and Member of Nominating and Remuneration Committee	Non-executive Director and Member of Environmental, Social and Governance Committee
Professional qualifications	Diploma of Business Studies (Accounting), Caulfield Institute of Technology, Melbourne	Bachelor of Commerce (Second Class Upper Honours), University of Birmingham, UK; MBA, National University of Singapore; Singapore Management University – Singapore Institute of Directors Executive Diploma in Directorship	Bachelor of Laws (with Honours), National University of Singapore; Advocate and Solicitor, Supreme Court of Singapore
Working experience and occupation(s) during the past 10 years	Keppel REIT Management Limited (the manager of Keppel REIT) Independent Director From October 2017 to Current CapitaLand India Trust Management Pte. Ltd. (the trustee-manager of CapitaLand India Trust) Independent Director From September 2015 to September 2023 Standard Chartered Bank (Singapore) Limited Independent Director From September 2013 to June 2022 Halcyon Agri Corporation Limited Independent Director From January 2013 to April 2022	Keppel REIT Management Limited (the manager of Keppel REIT) Independent Director From March 2021 to Current HSBC Bank (Singapore) Limited Independent Director From 2016 to 19 April 2022 ACI Singapore – The Financial Markets Association Managing Director From Aug 2009 to Jan 2019	Keppel REIT Management Limited (the manager of Keppel REIT) Independent Director From May 2023 to Current Cavenagh Law LLP (in a Formal Law Alliance, Clifford Chance Asia, with Clifford Chance Pte Ltd) Head of Real Estate (Southeast Asia) From July 2015 to April 2019 WongPartnership LLP Partner, Corporate Real Estate From October 2004 to March 2015

Name of Director	Mr Alan Rupert Nisbet	Mr Mervyn Fong	Ms Carol Anne Tan
Shareholding interest in the listed issuer and its subsidiaries	120,400 units (deemed) in Keppel REIT	56,240 units (direct) and 3,173 units (deemed) in Keppel REIT	2,000 units (direct) in Keppel REIT
Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries	No	No	No
Conflict of interest (including any competing business)	Nil	Nil	Nil
Undertaking (in the format set out in Appendix 7.7) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes	Yes
Other Principal Commitments including Directorships – Past (for the last 5 years)	Ascendas Pte. Ltd.; Accounting and Corporate Regulatory Authority; KrisEnergy Limited; RF Capital group of companies; Halcyon Agri Corporation Limited; Standard Chartered Bank (Singapore) Limited; CapitaLand India Trust Management Pte. Ltd. (the trustee-manager of CapitaLand India Trust)	HSBC Bank (Singapore) Limited	Nil
Other Principal Commitments including Directorships – Present	Nil	Mizuho Securities Asia Limited – Independent Director Mizuho Securities (Singapore) Pte. Ltd. – Independent Director	Nil
Any prior experience as a director of an issuer listed on the Exchange?	Yes	No	No
If yes, please provide details of prior experience	Kris Energy Limited; Halcyon Agri Corporation Limited; CapitaLand India Trust Management Pte. Ltd. (the trustee-manager of CapitaLand India Trust)	N.A.	N.A.
If no, please state if the director has attended or will be attending training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange. Please provide details of relevant experience and the nominating committee's reasons for not requiring the director to undergo training as prescribed by the Exchange (if applicable).	N.A.	Mr Mervyn Fong completed training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange on 29 July 2021.	Ms Carol Anne Tan completed training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange on 12 July 2023.

Name of Director	Mr Alan Rupert Nisbet	Mr Mervyn Fong	Ms Carol Anne Tan
a. Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No	No
b. Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No	No
c. Whether there is any unsatisfied judgment against him?	No	No	No
d. Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No	No
e. Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No	No
f. Whether at any time during the last 10 years, judgment has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No	No

Name of Director	Mr Alan Rupert Nisbet	Mr Mervyn Fong	Ms Carol Anne Tan
g. Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No	No
h. Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No	No
i. Whether he has ever been the subject of any order, judgment or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No	No
j. Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of: i. any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or ii. any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or iii. any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or iv. any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?	No	No	No
k. Whether he has been the subject of any current or past investigation or disciplinary proceedings, or has been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No	No

Summary of Disclosures of 2018 Code

Rule 710 of the SGX Listing Manual requires Singapore listed companies to describe their corporate governance practices with specific reference to the 2018 Code in their annual reports. This summary of disclosures describes our corporate governance practices with specific reference to the disclosure requirement under the 2018 Code.

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Risk Management

A sound and robust risk management framework ensures that Keppel REIT Management Limited (the "Manager") is ready to meet challenges and seize opportunities.

Keppel REIT's Enterprise Risk Management ("ERM") Framework, which is a component of Keppel REIT's System of Management Controls, provides a holistic and systematic approach to risk management. It outlines the reporting structure, monitoring mechanisms, specific risk management processes and tools, as well as Keppel REIT's policies and limits in addressing and managing the identified key risks. The ERM Framework also allows Keppel REIT to respond promptly and effectively in the constantly evolving business landscape.

ROBUST ERM FRAMEWORK

The Manager adopts a five-step risk management process comprising risk identification, risk assessment, formulation of risk mitigation measures, communication and implementation, as well as monitoring and review. A robust ERM framework enables the Manager and Keppel REIT to manage risks systematically and remain nimble in capitalising on opportunities.

The risk assessment takes into account both the impact of the risk event and likelihood of occurrence, as well as covers the strategic, investment, financial, operational, reputational and other major aspects of Keppel REIT's business. Tools deployed include risk matrices, key risk indicators and risk registers to assist the Manager in its risk management process.

The Board of Directors (the "Board"), supported by the Audit and Risk Committee (the "ARC"), is responsible for the governance of risks and ensures that the Manager maintains a sound risk management system and internal controls to safeguard Unitholders' interests and Keppel REIT's assets. The Board and the ARC provide valuable advice to management in formulating various risk policies and procedures. The terms of reference of the ARC are disclosed on pages 195 to 196 of this Annual Report.

The Board and management of the Manager meet quarterly, or more frequently, when necessary, to review Keppel REIT's performance; assess its current and emerging risks; as well as respond to feedback from the risk and compliance manager and auditors.

The Board, supported by the ARC, has in place three Risk Tolerance Guiding Principles for the Manager and Keppel REIT. These principles, which determine the nature and extent of the significant risks that the Board is willing to take in achieving its strategic objectives, are:

1. Risks taken should be carefully evaluated, commensurate with rewards, and in line with the Manager's and Keppel REIT's core strengths and strategic objectives.

2. No risk arising from a single area of operation, investment or undertaking should be so significant as to endanger the Manager and Keppel REIT.

3. Keppel REIT does not condone safety breaches or lapses, non-compliance with laws and regulations, as well as acts such as fraud, bribery and corruption.

The risk management assessment framework also guides the Manager and the Board in assessing the adequacy and effectiveness of the risk management system within Keppel REIT. In 2023, the Board, with the concurrence of the ARC, assessed and deemed Keppel REIT's risk management system to be adequate and effective in addressing the key risks identified below:

1. **Operational risk**
   - Operations are aligned with Keppel REIT's strategies to ensure income sustainability and stability. Measures include prompt lease renewals to reduce rental voids and monitoring of rental payments to minimise rental arrears and bad debts.

   - Standard operating procedures are reviewed regularly, and industry best practices are incorporated into daily operations.

   - The Manager actively engages and fosters close relationships with tenants and manages a well-spread lease expiry profile.

   - Business continuity plans are updated and tested regularly to ensure Keppel REIT is able to respond effectively to disruptions resulting from internal and external events, while continuing its critical business functions and minimising impact on its people, assets and building operations.

   - Keppel REIT's assets undergo regular internal and external audits to ensure that safety standards and procedures are implemented and up-to-date.

   - For assets that are co-owned, the Manager works closely with the property managers and co-owners to optimise asset performance and achieve cost efficiencies. The Manager and co-owners jointly assess the leases and capital expenditures to ensure that we maximise the return of the portfolio. The Manager also receives timely updates of all operational matters concerning Keppel REIT's assets and actions plans, where necessary.

   - Asset enhancement works are conducted, when applicable, to ensure that the properties remain competitive.

   - Insurance coverage is reviewed annually to ensure that Keppel REIT's assets are adequately and appropriately insured.

2. **Financing risk**
   - Liquidity and financing risks are managed in accordance with established guidelines and policies. The Manager proactively monitors its cash flow, debt maturity profile, aggregate leverage and liquidity positions, including diversifying its funding sources and managing tenure of borrowings, to ensure a well-staggered debt maturity profile.
   - The Manager continually monitors its cash flows and ensures optimal cash management and sufficient working capital lines are in place to meet its financial obligations.

3. **Exposure to financial markets risk**
   - The Manager constantly monitors Keppel REIT's exposure to foreign exchange and interest rate volatilities. It utilises various financial instruments, where appropriate, to hedge against such risks.

- As at end 2023, interest rates of approximately 75% of total borrowings were fixed.
- In 2023, the Manager adhered to its policy and forward hedged Keppel REIT's income from the assets in Australia and South Korea.

4. Credit risk
- The Manager maintains a proactive approach to monitor the credit risk exposure and ensures mitigation measures are in place to manage any risk that may arise.
- Creditworthiness of tenants is assessed prior to signing of lease agreements. Credit risks are further mitigated through the upfront collection of security deposits and obtaining bank guarantees, where applicable.
- Systematic rental collection procedures are implemented to ensure regular collection of rents, thereby minimising rental arrears.

5. Investment risk
- Comprehensive due diligence is conducted prior to any proposed transaction to assess and evaluate potential investment risks, as well as the corresponding mitigating measures.
- All investment proposals are evaluated objectively based on the Manager's investment criteria, as well as the target asset's specifications, location, expected returns, growth potential and performance sustainability, taking into account the prevailing economic climate and market conditions, and ESG considerations.
- The Board reviews and approves all investment proposals after evaluating the feasibilities and risks involved.
- The portfolio impact of each proposed transaction is carefully assessed taking into consideration the requirement for strategic asset allocation and diversification.

6. Compliance risk
- As a Capital Markets Services Licence holder, the Manager complies with applicable laws and regulations, including but not limited to the Listing Rules of the Singapore Exchange Securities Trading Limited, Code on Collective Investment Schemes ("CIS Code"), Property Funds Appendix of the CIS Code and conditions of the Capital Markets Services Licence for REIT Management issued by the Monetary Authority of Singapore under the Securities and Futures Act, as well as applicable tax rulings, including those issued by the Inland Revenue Authority of Singapore.
- The Manager closely monitors changes in legislations and regulations, as well as new developments in its operating environment.
- Keppel REIT and the Manager undergo regular internal and external audits to ensure that they adhere to relevant policies and processes.
- Recognising that non-compliance with laws and regulations has potential significant reputational and financial impact, particular emphasis is placed on regulatory compliance in all of Keppel REIT's business operations.
- The Manager adopts a strong anti-corruption and anti-bribery stance and regularly communicates key policy requirements to all employees, ensuring relevant policies, processes and controls are effectively designed, managed and implemented, so that compliance risks are effectively managed.

7. Climate change risk
- Keppel REIT's climate change risk forms part of the material environmental, social and governance issues addressed by the Board and the management. The Manager and Keppel REIT support the Task Force on Climate-related Financial Disclosures ("TCFD") and incorporated the recommendations of TCFD in its reporting framework.
- Sustainability is at the core of Keppel REIT's strategy with climate change risk reviewed and assessed within its ERM framework. The ERM framework guides the Manager and Keppel REIT on the processes and methods applied in identifying, assessing and managing sustainability-related risks.
- As part of climate change risk management, Keppel REIT has embarked on assessing both physical and transition risks to strengthen the organisational capabilities in response. In 2022, Keppel REIT commenced a climate change physical risk financial impact assessment as well as a qualitative assessment of climate-related transition risks. More details are provided in the Sustainability Report 2023.

8. Cybersecurity risks
- Technology, cybersecurity and data-related risks, including outsourced services, are part of Keppel REIT's and the Manager's operational risks. The Manager recognises the criticality of global cyber threats and has established technology and cyber governance structures and frameworks to address both general technology and cyber security controls, covering key areas such as business disruption, theft/loss of confidential data and data integrity.
- Keppel REIT and the Manager continually monitor its technology and cybersecurity related risks. The work involves the identification, assessment and management of risks within critical technology and data assets, applying leading industry guidelines where relevant.

9. Emerging risks
- The Manager will continue to monitor evolving or emerging risks, and where such risks have been identified, they are assessed accordingly, and actions are taken to mitigate the risk as necessary.

Additional Information

INTERESTED PERSON TRANSACTIONS

The transactions entered into with interested persons during the financial year which fall under the Listing Manual of the Singapore Exchange Securities Trading Limited (the "Listing Manual") and Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the "Property Funds Appendix") are as follows:

Name of Interested Person	Nature of Relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than $100,000) FY2023 $'000	Aggregate value of all interested person transactions conducted under Unitholders' mandate pursuant to Rule 920 (excluding transactions less than $100,000)[1] FY2023 $'000
Keppel Ltd. and its subsidiaries or associates	Keppel Ltd. is a "controlling Unitholder" of the REIT and a "controlling shareholder" of the REIT Manager under the Listing Manual and the Property Funds Appendix		
– Manager's management fees		**54,316**	**Nil**
– Property management and asset management fees and reimbursables		**4,964**	**Nil**
– Leasing commissions		**904**	**Nil**
– Electricity and related expenses[2]		**1,900**	**Nil**
– Rent, service charge and other income[2]		**407**	**Nil**
– Additional equity injection in connection with a joint investment with a related company		**2,794**	**Nil**
Temasek Holdings (Private) Limited and its subsidiaries or associates	Temasek Holdings (Private) Limited is a "controlling shareholder" of Keppel Ltd., and thus a "controlling Unitholder" of the REIT and a "controlling shareholder" of the REIT Manager under the Listing Manual and the Property Funds Appendix		
– Marketing fee income		**290**	**Nil**
HSBC Institutional Trust Services (Singapore) Limited	Trustee of the REIT		
– Trustee fees		**949**	**Nil**

1 Keppel REIT does not have a Unitholders' mandate.
2 The aggregate value of interested person transactions refers to the total contract sum entered into during the financial year.

The payments of the Manager's management fees and Trustee's fees pursuant to the Trust Deed have been approved at the extraordinary general meeting of shareholders of Keppel Land Ltd. (now known as Keppel Management Ltd.) held on 11 April 2006, and are therefore not subject to Rules 905 and 906 of the Listing Manual. Such payments are not to be included in the aggregate value of total interested person transactions as governed by Rules 905 and 906 of the Listing Manual. In addition, certain other interested person transactions as outlined in the Introductory Document dated 25 March 2006 are deemed to have been specifically approved by the Unitholders and are therefore not subject to Rules 905 and 906 of the Listing Manual insofar, in respect of each such agreement, there is no subsequent change to the rates and/or basis of the fees charged thereunder which will adversely affect Keppel REIT.

Save as disclosed above, there were no other interested person transactions (excluding transactions less than $100,000 each) entered into during the financial year ended 31 December 2023 nor any material contracts entered into by Keppel REIT that involved the interests of the Chief Executive Officer, any Director or controlling Unitholder of Keppel REIT.

Please also see significant related party transactions in Note 28 to the financial statements.

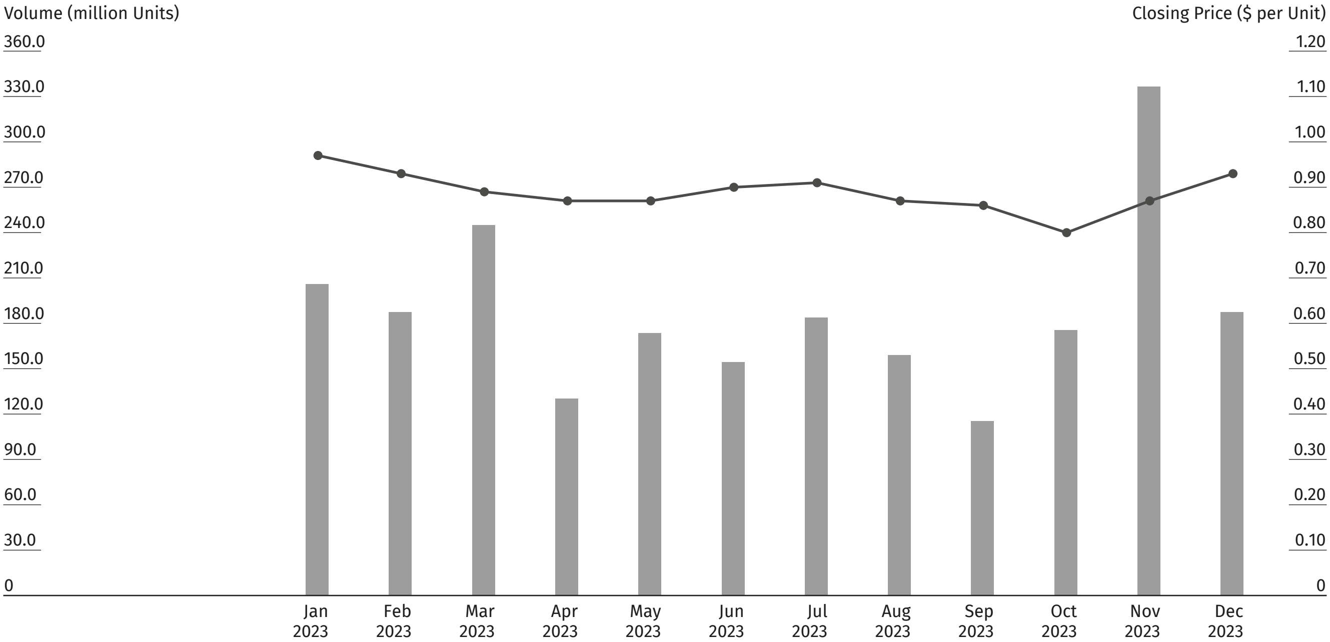
SUBSCRIPTION OF KEPPEL REIT UNITS

During the financial year ended 31 December 2023, Keppel REIT issued 59,980,374 new Units as payment of the Manager's management fees.

Unit Price Performance

Approximately 2.3 billion Keppel REIT Units were traded in 2023 and the Unit closing price as at 31 December 2023 was $0.93. Distribution per Unit (DPU) for 2023 was 5.80 cents, translating to a distribution yield of 6.2% based on the Unit closing price of $0.93. Total Unitholder return in 2023 was 8.7%.

MONTHLY TRADING PERFORMANCE

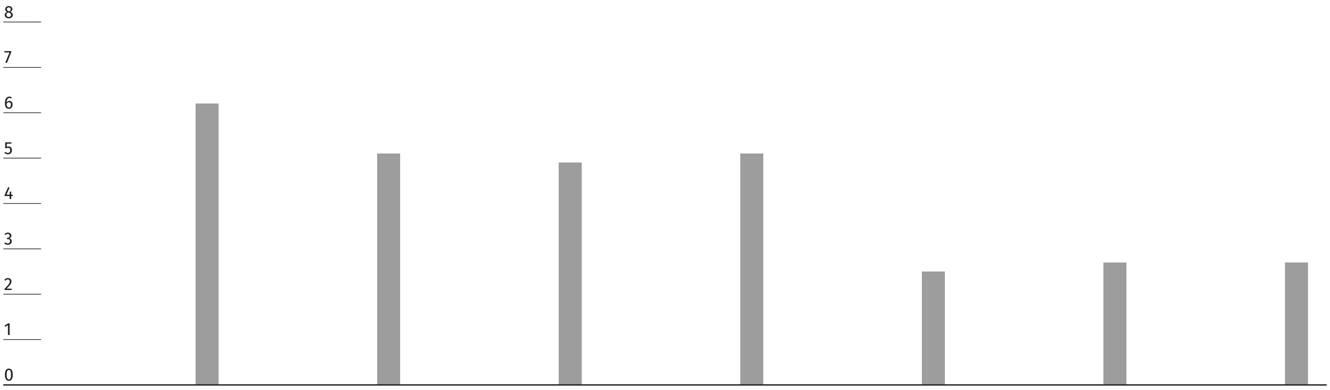


	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023
Monthly Trading Volume (million Units)	206.2	187.4	245.1	130.5	173.6	154.5	183.8	159.1	115.5	175.6	336.6	187.4
Month-end Closing Unit Price ($ per Unit)	0.97	0.93	0.89	0.87	0.87	0.90	0.91	0.87	0.86	0.80	0.87	0.93

UNIT PRICE PERFORMANCE

	2023	2022
Highest closing price ($ per unit)	**0.98**	1.25
Lowest closing price ($ per unit)	**0.79**	0.86
Average closing price ($ per unit)	**0.88**	1.08
Closing price as at the last trading day of the year ($ per unit)	**0.93**	0.91
Total trading volume (million Units)	**2,255.5**	2,415.0

COMPARATIVE YIELDS (%)
as at 31 December 2023

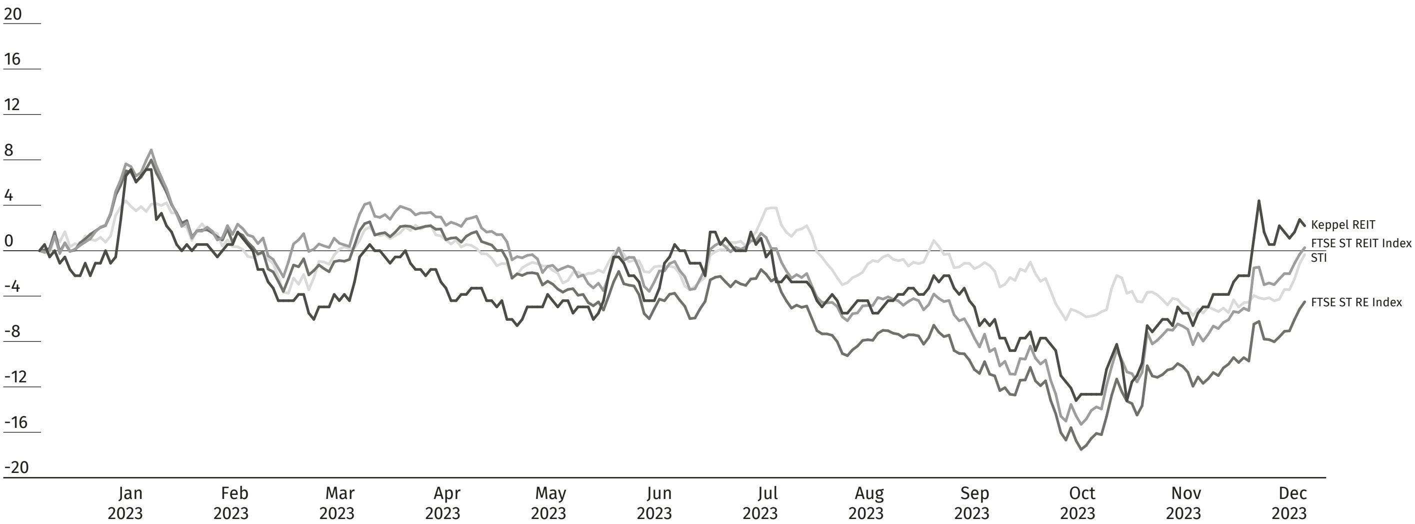


	Keppel REIT	FTSE ST REIT Index	FTSE ST RE Index	STI	CPF Ordinary Account	10-year SG Govt Bond	5-year SG Govt Bond
	6.2[1]	5.1	4.9	5.1	2.5	2.7	2.7

[1] Based on total DPU of 5.80 cents for 2023 and the closing price as at 31 December 2023 of $0.93 per Unit.

Sources: Bloomberg, Monetary Authority of Singapore and Central Provident Fund.

UNIT PRICE PERFORMANCE AGAINST INDICES (%)
for the period from 1 January 2023 to 31 December 2023



Keppel REIT	2.2%
FTSE ST REIT Index	0.3%
FTSE ST RE Index	-4.5%
STI	-0.3%

Statistics of Unitholdings

As at 29 February 2024

ISSUED AND FULLY PAID UNITS

3,805,404,897 Units (Voting rights: 1 vote per Unit)
There is only one class of Units in Keppel REIT.
Market capitalisation of S$3,291,675,236 based on market closing price of S$0.865 per Unit on 29 February 2024.

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 - 99	4,998	6.06	244,399	0.01
100 - 1,000	36,423	44.17	17,127,828	0.45
1,001 - 10,000	29,766	36.10	107,061,160	2.81
10,001 - 1,000,000	11,213	13.60	472,543,194	12.42
1,000,001 AND ABOVE	56	0.07	3,208,428,316	84.31
TOTAL	**82,456**	**100.00**	**3,805,404,897**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1	Keppel REIT Investment Pte. Ltd.	1,123,768,440	29.53
2	Citibank Nominees Singapore Pte Ltd	559,073,392	14.69
3	DBS Nominees (Private) Limited	273,777,059	7.19
4	HSBC (Singapore) Nominees Pte Ltd	240,169,045	6.31
5	Raffles Nominees (Pte.) Limited	229,151,274	6.02
6	Keppel Capital Investment Holdings Pte. Ltd.	156,929,868	4.12
7	DBSN Services Pte. Ltd.	153,727,708	4.04
8	Keppel REIT Management Limited	149,062,888	3.92
9	United Overseas Bank Nominees (Private) Limited	39,296,190	1.03
10	BPSS Nominees Singapore (Pte.) Ltd.	37,940,847	1.00
11	Morgan Stanley Asia (Singapore) Securities Pte Ltd	36,506,189	0.96
12	Phillip Securities Pte Ltd	20,468,900	0.54
13	OCBC Securities Private Limited	17,096,552	0.45
14	OCBC Nominees Singapore Private Limited	16,379,064	0.43
15	BNP Paribas Nominees Singapore Pte. Ltd.	11,786,488	0.31
16	UOB Kay Hian Private Limited	11,536,812	0.30
17	iFAST Financial Pte. Ltd.	10,800,506	0.28
18	Ong Kay Eng	9,500,000	0.25
19	Merrill Lynch (Singapore) Pte. Ltd.	8,287,314	0.22
20	DB Nominees (Singapore) Pte Ltd	7,630,650	0.20
	TOTAL	**3,112,889,186**	**81.79**

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER

Based on the Register of Directors' Unitholdings maintained by the Manager, the direct and deemed interests of each Director in the Units[1] of Keppel REIT as at 21 January 2024 are as follows:

Name of Director	No. of Units
Mr Tan Swee Yiow	1,967,755 (Direct)
Mr Ian Roderick Mackie	78,900 (Direct)
Mr Alan Rupert Nisbet	120,400 (Deemed)[2]
Ms Christina Tan	256,446 (Direct)
Mr Mervyn Fong	56,240 (Direct) and 3,173 (Deemed)[2]
Mr Yoichiro Hamaoka	43,400 (Direct)
Ms Carol Anne Tan	2,000 (Direct)

1 As at 21 January 2024, none of the Directors have any interests in any convertible securities in Keppel REIT.
2 Each of Mr Nisbet and Mr Fong has a deemed interest in Units held by their respective spouses.

SUBSTANTIAL UNITHOLDERS

Based on the Register of Substantial Unitholders' Unitholdings maintained by the Manager, the direct and deemed interests of each Substantial Unitholder of Keppel REIT in the Units of Keppel REIT as at 29 February 2024 are as follows:

Name	No. of Units	%
Temasek Holdings (Private) Limited	1,448,543,527 (Deemed)[1]	38.06
Keppel Ltd.	1,429,586,365 (Direct and Deemed)[2]	37.57
Keppel Management Ltd.	1,123,768,440 (Deemed)[3]	29.53
Keppel Land (Singapore) Pte. Ltd.	1,123,768,440 (Deemed)[4]	29.53
Keppel REIT Investment Pte. Ltd.	1,123,768,440 (Direct)	29.53
Keppel Capital Holdings Pte. Ltd.	305,817,725 (Deemed)[5]	8.04

Notes:
1 Temasek Holdings (Private) Limited's deemed interest arises from the deemed interest held by Keppel Ltd. and other subsidiaries and associated companies of Temasek Holdings (Private) Limited.
2 Keppel Ltd.'s deemed interest arises from its shareholdings in (i) Keppel Capital Investment Holdings Pte. Ltd. and Keppel REIT Management Limited, both of which are wholly-owned subsidiaries of Keppel Ltd. held through Keppel Capital Holdings Pte. Ltd. and (ii) Keppel REIT Investment Pte. Ltd., a wholly-owned subsidiary of Keppel Ltd. held through Keppel Land (Singapore) Pte. Ltd. and Keppel Management Ltd.
3 Keppel Management Ltd.'s deemed interest arises from its shareholdings in Keppel REIT Investment Pte. Ltd., a wholly-owned subsidiary of Keppel Land (Singapore) Pte. Ltd. which in turn is a subsidiary of Keppel Management Ltd.
4 Keppel Land (Singapore) Pte. Ltd.'s deemed interest arises from its shareholdings in Keppel REIT Investment Pte. Ltd., a wholly-owned subsidiary of Keppel Land (Singapore) Pte. Ltd.
5 Keppel Capital Holdings Pte. Ltd.'s deemed interest arises from its shareholdings in Keppel Capital Investment Holdings Pte. Ltd. and Keppel REIT Management Limited, both of which are wholly-owned subsidiaries of Keppel Capital Holdings Pte. Ltd.

PUBLIC UNITHOLDERS

Based on the information available to the Manager as at 29 February 2024, approximately 61.87% of the issued Units in Keppel REIT are held by the public and therefore, pursuant to Rules 1207 and 723 of the Listing Manual of the SGX-ST, it is confirmed that at least 10% of the issued Units in Keppel REIT are at all times held by the public.

TREASURY UNITS AND SUBSIDIARY HOLDINGS

As at 29 February 2024, there are no treasury units or subsidiary holdings held by Keppel REIT or the Manager.

Corporate Information

TRUSTEE

HSBC Institutional Trust Services (Singapore) Limited
10 Marina Boulevard #48-01
Marina Bay Financial Centre Tower 2
Singapore 018983
Phone: +65 6658 6667

EXTERNAL AUDITOR

PricewaterhouseCoopers LLP
7 Straits View
Level 12, Marina One, East Tower
Singapore 018936
Phone: +65 6236 3388
(Partner-in-charge: Mr Maurice Loh Seow Wee)
(With effect from financial year ended 31 December 2021)

INTERNAL AUDITOR

Mr Irving Low / Ms Tea Wei Li
Interim Heads of Internal Audit

THE MANAGER

Keppel REIT Management Limited
(A member of Keppel Ltd.)
Registered Address
1 HarbourFront Avenue
#18-01 Keppel Bay Tower
Singapore 098632
Phone: +65 6803 1818
Fax: +65 6251 4710
Website: www.keppelreit.com

Principal Business Address
1 HarbourFront Avenue
Level 2 Keppel Bay Tower
Singapore 098632

Investor Relations Contact
Phone: +65 6803 1710
Email: investor.relations@keppelreit.com

UNIT REGISTRAR AND UNIT TRANSFER OFFICE

Boardroom Corporate & Advisory Services Pte. Ltd.
1 HarbourFront Avenue
#14-07 Keppel Bay Tower
Singapore 098632
Phone: +65 6536 5355
Fax: +65 6438 8710

For updates or change of mailing address, please contact
The Central Depository (Pte) Limited
Phone: +65 6535 7511
Email: asksgx@sgx.com
Website: https://www.sgx.com/cdp-customer-service

COMPANY SECRETARIES

Chiam Yee Sheng
Gillian Loh

DIRECTORS OF THE MANAGER

Tan Swee Yiow
Chairman and Non-Executive Director

Ian Roderick Mackie
Lead Independent Director

Alan Rupert Nisbet
Independent Director

Christina Tan
Non-Executive Director

Mervyn Fong
Independent Director

Yoichiro Hamaoka
Independent Director

Carol Anne Tan
Independent Director

AUDIT AND RISK COMMITTEE

Alan Rupert Nisbet
Chairman

Mervyn Fong

Yoichiro Hamaoka

NOMINATING AND REMUNERATION COMMITEE

Ian Roderick Mackie
Chairman

Christina Tan

Mervyn Fong

ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Tan Swee Yiow
Chairman

Ian Roderick Mackie

Carol Anne Tan

Notice of Annual General Meeting

Keppel REIT

(Constituted in the Republic of Singapore pursuant
to a trust deed dated 28 November 2005 (as amended))

NOTICE IS HEREBY GIVEN that the Annual General Meeting (the "**AGM**") of the holders of units of Keppel REIT (the "**Unitholders**") will be held at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 (see Explanatory Notes 1 to 12) on Friday, 19 April 2024 at 10.30 a.m. (Singapore time) to transact the following business:

A. AS ORDINARY BUSINESS

1. To receive and adopt the Report of HSBC Institutional Trust Services (Singapore) Limited, as trustee of Keppel REIT (the "**Trustee**"), the Statement by Keppel REIT Management Limited, as manager of Keppel REIT (the "**Manager**"), and the Audited Financial Statements of Keppel REIT for the financial year ended 31 December 2023 and the Auditor's Report thereon. **Ordinary Resolution 1**

2. To re-appoint Messrs PricewaterhouseCoopers LLP as the Auditor of Keppel REIT to hold office until the conclusion of the next AGM of Keppel REIT, and to authorise the Manager to fix their remuneration. **Ordinary Resolution 2**

3. To endorse and re-endorse the appointment of the following directors of the Manager (the "**Directors**") pursuant to the undertaking dated 1 July 2016 provided by Keppel Capital Holdings Pte. Ltd. ("**Keppel Capital**") to the Trustee:

   a. Mr Alan Nisbet; **Ordinary Resolution 3**

   b. Mr Mervyn Fong; and **Ordinary Resolution 4**

   c. Ms Carol Anne Tan. **Ordinary Resolution 5**

   (Please see Explanatory Note 10)

B. AS SPECIAL BUSINESS

To consider, and, if thought fit, to pass with or without any modifications, the following resolutions:

4. That authority be and is hereby given to the Manager to: **Ordinary Resolution 6**

   a. i. issue units in Keppel REIT ("**Units**") whether by way of rights, bonus or otherwise, and including any capitalisation of any sum for the time being standing to the credit of any of Keppel REIT's reserve accounts or any sum standing to the credit of the profit or loss account or otherwise available for distribution; and/or

   ii. make or grant offers, agreements or options (collectively, "**Instruments**") that would or might require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) options, securities, warrants, debentures or other instruments convertible into Units,

   at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

   b. (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued) issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force,

   provided that:

   1. the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution and any adjustment effected under any relevant Instrument) shall not exceed fifty per cent. (50%) of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) in each class (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution and any adjustment effected under any relevant Instrument) shall not exceed twenty per cent. (20%) of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) in each class (as calculated in accordance with sub-paragraph (2) below);

2. subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) shall be calculated based on the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) at the time this Resolution is passed, after adjusting for:

   a. any new Units arising from the conversion or exercise of any Instruments which were issued and are outstanding or subsisting at the time this Resolution is passed; and

   b. any subsequent bonus issue, consolidation or subdivision of Units;

3. in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (the "**Listing Manual**") (unless such compliance has been waived by the SGX-ST) and the trust deed dated 28 November 2005 constituting Keppel REIT (as amended) (the "**Trust Deed**") (unless otherwise exempted or waived by the Monetary Authority of Singapore);

4. (unless revoked or varied by the Unitholders in a general meeting) the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next AGM of Keppel REIT or (ii) the date by which the next AGM of Keppel REIT is required by applicable law or regulations to be held, whichever is earlier;

5. where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment, notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

6. the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing, as the case may be, all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider necessary, expedient, incidental or in the interest of Keppel REIT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note 11)

5. That: **Ordinary Resolution 7**

   a. the exercise of all the powers of the Manager to repurchase issued Units for and on behalf of Keppel REIT not exceeding in aggregate the Maximum Limit (as hereafter defined), at such price or prices as may be determined by the Manager from time to time up to the Maximum Price (as hereafter defined), whether by way of:

      i. market purchase(s) on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted; and/or

      ii. off-market purchase(s) (which are not market purchase(s)) in accordance with any equal access scheme(s) as may be determined or formulated by the Manager as it considers fit in accordance with the Trust Deed,

   and otherwise in accordance with all applicable laws and regulations including the rules of the SGX-ST or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, be and is hereby authorised and approved generally and unconditionally (the "**Unit Buy-Back Mandate**");

   b. (unless revoked or varied by the Unitholders in a general meeting) the authority conferred on the Manager pursuant to the Unit Buy-Back Mandate may be exercised by the Manager at any time and from time to time during the period commencing from the date of the passing of this Resolution and expiring on the earliest of:

      i. the date on which the next AGM of Keppel REIT is held;

      ii. the date by which the next AGM of Keppel REIT is required by applicable laws and regulations or the Trust Deed to be held; or

      iii. the date on which repurchases of Units pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated;

c. in this Resolution:

"**Average Closing Price**" means the average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the market purchase or, as the case may be, the date of the making of the offer pursuant to the off-market purchase, and deemed to be adjusted for any corporate action that occurs during the relevant five-day period and the day on which the market purchase(s) or, as the case may be, the date on which the offer pursuant to the off-market purchase(s), is made;

"**date of the making of the offer**" means the date on which the Manager makes an offer for an off-market purchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an off-market purchase) for each Unit and the relevant terms of the equal access scheme for effecting the off-market purchase;

"**Market Day**" means a day on which the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, is open for trading in securities;

"**Maximum Limit**" means that number of Units representing 10% of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) as at the date of the passing of this Resolution; and

"**Maximum Price**" in relation to a Unit to be repurchased, means the repurchase price (excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses) which shall not exceed in the case of both a market repurchase and off-market repurchase of a Unit, 105% of the Average Closing Price of the Units.

d. the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including, executing, as the case may be, all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider necessary, expedient, incidental or in the interest of Keppel REIT to give effect to the Unit Buy-Back Mandate and/or this Resolution.

(Please see Explanatory Note 12)

C. AS OTHER BUSINESS

6. To transact such other business as may be transacted at an AGM of Keppel REIT.

Unitholders are invited to send in their questions relating to the resolutions above to the Manager by 10.30 a.m. on 5 April 2024. Please see Explanatory Note 7 of this Notice of AGM on how Unitholders may submit their questions.

BY ORDER OF THE BOARD

Keppel REIT Management Limited
(Company Registration Number: 200411357K)
as Manager of Keppel REIT

Chiam Yee Sheng/Gillian Loh
Company Secretaries
Singapore
28 March 2024

Notice of Annual General Meeting

Explanatory Notes:

1. The AGM will be held in a wholly physical format at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 on 19 April 2024 at 10.30 a.m.. **There will be no option for Unitholders to participate virtually.** In addition to printed copies of the Notice of AGM and the accompanying Proxy Form that will be sent to Unitholders, this Notice of AGM and the accompanying Proxy Form will also be sent to Unitholders by electronic means via publication on Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm and SGXNet. Unitholders should check Keppel REIT's website or SGXNet for the latest updates.

2. Investors holding Units through relevant intermediaries ("**Investors**") (other than investors holding Units through the Central Provident Fund ("**CPF**") or Supplementary Retirement Scheme ("**SRS**") ("**CPF/SRS investors**")) and who wish to participate in the AGM by (i) attending the AGM in person; (ii) submitting questions to the Manager in advance of, or at, the AGM; and/or (iii) voting at the AGM (A) themselves; or (B) by appointing the Chairman as proxy in respect of the Units held by such relevant intermediary on their behalf, should contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made for their participation in the AGM.

   In this Notice of AGM, a "**relevant intermediary**" means:

   a. a banking corporation licensed under the Banking Act 1970, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   b. a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or

   c. the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the CPF, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

3. Arrangements relating to:

   a. attendance at the AGM by Unitholders, including CPF and SRS investors;

   b. submission of questions to the Manager in advance of, or at, the AGM, and addressing of substantial and relevant questions in advance of, or at, the AGM; and

   c. voting at the AGM by Unitholders, including CPF and SRS investors, or (where applicable) their duly appointed proxy,

   are set out in the accompanying announcement dated 28 March 2024. This announcement may be accessed at Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm and SGXNet.

4. A proxy need not be a Unitholder. A Unitholder can appoint the Chairman as his/her/its proxy, but this is not mandatory.

   The instrument for the appointment of proxy ("**Proxy Form**") will be sent to Unitholders and may be accessed at Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm and SGXNet. Where a Unitholder (whether individual or corporate) appoints the Chairman as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman as proxy for that resolution will be treated as invalid.

   A Unitholder who is not a relevant intermediary is entitled to appoint not more than two proxies. A Unitholder who is a relevant intermediary may appoint more than two proxies to exercise all or any of its rights to attend, speak and vote at the AGM. In any case where a Unitholder appoints more than one proxy, the proportion of the holding of Units concerned to be represented by each proxy shall be specified in the Proxy Form.

5. **The Proxy Form must be submitted in the following manner:**

   a. if submitted by post, be lodged with the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   b. if submitted electronically, be submitted via email to keppel@boardroomlimited.com,

   in either case, by **10.30 a.m.** on **16 April 2024, being 72 hours before the time appointed for holding the AGM.**

   A Unitholder who wishes to submit the Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

6. The Proxy Form is not valid for use by Investors (including CPF/SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them.

   CPF/SRS investors may appoint Chairman as proxy to vote on his/her behalf at the AGM, in which case he/she should approach his/her respective CPF bank or SRS operator to specify his/her voting instructions by 5.00 p.m. on 8 April 2024, being 7 working days before the date of the AGM.

   An Investor (other than CPF/SRS investors) who wishes to vote should instead approach his/her/its relevant intermediary as soon as possible, and by no later than 5.00 p.m. on 8 April 2024 to specify his/her/its voting instructions, including but not limited to, whether he/she/it wishes to vote at the AGM.

7. **All Unitholders and Investors may also submit questions relating to the business of the AGM no later than 10.30 a.m. on 5 April 2024:**

   a. by email to investor.relations@keppelreit.com; or

   b. by post to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

   The Manager will endeavour to answer all substantial and relevant questions prior to **10.30 a.m. on 14 April 2024** through the publication of its responses on Keppel REIT's website and on SGXNet prior to the AGM.

8. All documents (including Keppel REIT's Annual Report 2023, the Proxy Form, this Notice of AGM, the Appendix to this Notice of AGM dated 28 March 2024 in relation to the Unit Buy-Back Mandate) and information relating to the business of this AGM have been, or will be, published on SGXNet and/or Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm. **Printed copies of Keppel REIT's Annual Report 2023 and the Appendix will not be despatched to Unitholders.** Unitholders and Investors are advised to check SGXNet and/or Keppel REIT's website regularly for updates.

9. Any reference to a time of day is made by reference to Singapore time.

10. **Ordinary Resolutions 3, 4 and 5**
Keppel Capital had on 1 July 2016 provided an undertaking (the "**Undertaking**") to the Trustee:

a. to procure the Manager to seek Unitholders' re-endorsement for the appointment of each Director no later than every third AGM of Keppel REIT after the relevant general meeting at which such Director's appointment was last endorsed or re-endorsed, as the case may be;

b. (where a person is appointed as Director, either to fill a vacancy or as an addition to the existing Directors, at any time) to procure the Manager to seek Unitholders' endorsement for his/her appointment as a Director at the next AGM of Keppel REIT immediately following his/her appointment; and

c. to procure any person whose appointment as a Director has not been endorsed or re-endorsed (as the case may be) by the Unitholders at the relevant general meeting of Keppel REIT where the endorsement or re-endorsement (as the case may be) for his/her appointment was sought, to resign or otherwise be removed from the Board of Directors of the Manager either (i) within 21 days from the date of the relevant general meeting or (ii) in the event that the Board of Directors of the Manager determines that a replacement Director has to be appointed, no later than the date when such replacement Director is appointed, and the regulatory approval for such appointment (if any) has been obtained.

The endorsement or re-endorsement from Unitholders of any appointment of any person as a Director shall be by way of an ordinary resolution passed at the relevant general meeting. The Undertaking shall not restrict the Manager or Keppel Capital from appointing any Director from time to time in accordance with applicable laws and regulations (including any applicable rule of the SGX-ST) and the Constitution of the Manager.

The Undertaking shall remain in force for so long as (i) Keppel Capital remains as the holding company (as defined in the Companies Act 1967 of Singapore) of the Manager; and (ii) Keppel REIT Management Limited remains as the manager of Keppel REIT.

As the appointments of Mr Alan Nisbet and Mr Mervyn Fong were last endorsed by Unitholders on 23 April 2021, the Manager is seeking the re-endorsement of their appointments at this AGM.

As Ms Carol Anne Tan was appointed as Director on 2 May 2023, the Manager is seeking the endorsement of her appointment at this AGM.

Detailed information on Mr Alan Nisbet, Mr Mervyn Fong and Ms Carol Anne Tan can be found in the "Board of Directors" section of Keppel REIT's Annual Report 2023.

Mr Alan Nisbet will, upon re-endorsement, continue to serve as an Independent Director and Chairman of the Audit and Risk Committee. Mr Mervyn Fong will, upon re-endorsement, continue to serve as an Independent Director and Member of the Audit and Risk Committee and Nominating and Remuneration Committee. Ms Carol Anne Tan will, upon endorsement, continue to serve as an Independent Director and Member of the Environmental, Social and Governance Committee.

11. **Ordinary Resolution 6**
Ordinary Resolution 6 above, if passed, will empower the Manager from the date of this AGM until (i) the conclusion of the next AGM of Keppel REIT; (ii) the date on which the next AGM of Keppel REIT is required by applicable laws and regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest (the "**Mandated Period**"), to issue Units, to make or grant Instruments and to issue Units pursuant to such Instruments, up to a number not exceeding 50% of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any) in each class, of which up to 20% may be issued other than on a pro rata basis to Unitholders.

Ordinary Resolution 6 above, if passed, will empower the Manager to issue Units, during the Mandated Period, as either full or partial payment of fees which the Manager is entitled to receive for its own account pursuant to the Trust Deed.

For determining the aggregate number of Units that may be issued, the percentage of issued Units (excluding treasury Units and subsidiary holdings, if any) will be calculated based on the total number of issued Units at the time Ordinary Resolution 6 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instrument which were issued and are outstanding or subsisting at the time Ordinary Resolution 6 is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual, the Trust Deed or any applicable laws and regulations, the Manager will then obtain the approval of Unitholders accordingly.

12. **Ordinary Resolution 7**
Ordinary Resolution 7 above, if passed, will empower the Manager from the date of the AGM of Keppel REIT until (i) the date on which the next AGM of Keppel REIT is held, (ii) the date by which the next AGM of Keppel REIT is required by applicable laws and regulations or the Trust Deed to be held, or (iii) the date on which the repurchases of Units pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated, whichever is the earliest, to exercise all the powers to repurchase issued Units for and on behalf of Keppel REIT not exceeding in aggregate 10% of the total number of Units (excluding treasury Units and subsidiary holdings, if any) as at the date of the passing of this Resolution, whether by way of market purchase(s) or off-market purchase(s), on the terms of the Unit Buy-Back Mandate set out in the Appendix in relation to the Unit Buy-Back Mandate unless such authority is revoked or varied by the Unitholders in a general meeting. The Manager intends to utilise Keppel REIT's internal sources of funds, external borrowings or a combination of both to finance the repurchase of Units on behalf of Keppel REIT pursuant to the Unit Buy-Back Mandate, subject to the requirements of the applicable laws and/or regulations in force at the relevant time.

(See the Appendix in relation to the Unit Buy-Back Mandate for further details.)

Personal Data Privacy:
By (a) submitting any question prior to or at the AGM; and/or (b) submitting a proxy form appointing a proxy(ies) and/or a representative(s) to attend, speak and vote at the AGM and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager (or their agents or service providers) for the purpose of the processing, administration and analysis by the Manager (or their agents or service providers) of proxies and representatives appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Manager (or their agents or service providers) to comply with any applicable laws, listing rules, takeover rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager (or its agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees to provide the Manager with written evidence of such prior consent upon reasonable request.

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Proxy Form

Keppel REIT

(Constituted in the Republic of Singapore pursuant
to a trust deed dated 28 November 2005 (as amended))

IMPORTANT:
1. The AGM (as defined below) will be held, in a wholly physical format, at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 on 19 April 2024 at 10.30 a.m.. **There will be no option for Unitholders to participate virtually.** In addition to printed copies of the Notice of AGM and this Proxy Form that will be sent to unitholders of Keppel REIT ("**Unitholders**"), Unitholders can also access the Notice of AGM and this Proxy Form on Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm and SGXNet.
2. Arrangements relating to attendance at the AGM by Unitholders (including investors holding Units through Central Provident Fund ("**CPF**") or Supplementary Retirement Scheme ("**SRS**") ("**CPF/SRS investors**")), submission of questions to the Manager in advance of, or at, the AGM, addressing of substantial and relevant questions in advance of, or at the AGM, and voting at the AGM by Unitholders (including CPF/SRS investors) or, where applicable, by appointing a proxy to vote on his/her/its behalf at the AGM, are set out in the Notice of AGM and the accompanying announcement dated 28 March 2024. This announcement may be accessed at Keppel REIT's website at https://www.keppelreit.com/investor-relations/agm-and-egm and SGXNet.
3. This Proxy Form is not valid for use by investors holding units in Keppel REIT ("**Units**") through relevant intermediaries ("**Investors**") (including CPF/SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them. Such Investors (including CPF/SRS investors) should refer instead to the instructions set out in the Notice of AGM and the accompanying announcement dated 28 March 2024. An Investor (other than a CPF/SRS investor) who wishes to vote should instead approach his/her/its relevant intermediary as soon as possible, and no later than 5.00 p.m. on 8 April 2024 to make the necessary arrangements.
4. **Personal Data Privacy:** By submitting this Proxy Form, a Unitholder accepts and agrees to the personal data terms set out in the Notice of AGM dated 28 March 2024.
5. **Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of proxies to vote on his/her/its behalf at the AGM.**

ANNUAL GENERAL MEETING

I/We ______________________________ (Name(s))

______________________________ (NRIC/Passport/Company Registration Number(s)) of

______________________________ (Address)

being a Unitholder/Unitholders of Keppel REIT, hereby appoint:

Name	Address	NRIC/ Passport Number	Proportion of Unitholdings	
			No. of Units	%

and/or (delete as appropriate)

Name	Address	NRIC/ Passport Number	Proportion of Unitholdings	
			No. of Units	%

or failing him/her, or if no persons are named above, the Chairman of the Annual General Meeting ("**Chairman**") as my/our proxy/proxies to attend, speak and vote on my/our behalf at the Annual General Meeting of Keppel REIT ("**AGM**") to be held at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 on Friday, 19 April 2024 at 10.30 a.m. and at any adjournment thereof. I/We direct my/our proxy/proxies to vote or abstain from voting on the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies (other than the Chairman) will vote or abstain from voting at his/her/their discretion, as he/she/they may determine on any other matter arising at the AGM. In the absence of specific directions in respect of a resolution, any appointment of the Chairman as your proxy for that resolution will be treated as invalid.

No.	Ordinary Resolutions	For*	Against*	Abstain*
	Ordinary Business			
1.	To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of Keppel REIT for the financial year ended 31 December 2023 and the Auditor's Report thereon. (Ordinary Resolution 1)			
2.	To re-appoint Messrs PricewaterhouseCoopers LLP as the Auditor of Keppel REIT and authorise the Manager to fix the Auditor's remuneration. (Ordinary Resolution 2)			
3.	To re-endorse the appointment of Mr Alan Nisbet as Director. (Ordinary Resolution 3)			
4.	To re-endorse the appointment of Mr Mervyn Fong as Director. (Ordinary Resolution 4)			
5.	To endorse the appointment of Ms Carol Anne Tan as Director. (Ordinary Resolution 5)			
	Special Business			
6.	To authorise the Manager to issue Units and to make or grant convertible instruments. (Ordinary Resolution 6)			
7.	To approve the renewal of the Unit Buy-Back Mandate. (Ordinary Resolution 7)			

* If you wish to exercise all your votes "For" or "Against" the relevant Resolution, please mark with an "X" within the relevant box provided. Alternatively, if you wish to exercise your votes for both "For" and "Against" the relevant Resolution, please indicate the number of Units in the boxes provided. If you wish to abstain from voting on a resolution, please mark with an "X" within the relevant box provided. Alternatively, please indicate the number of Units which you wish to abstain from voting in the box provided.

Dated this ____________ day of ____________ 2024

Total Number of Units Held	

____

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

IMPORTANT: Please read the notes overleaf before completing this Proxy Form

Fold and glue all sides firmly

Fold and glue all sides firmly

Fold and glue all sides firmly

Notes to the Proxy Form:

1. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her/its name in the Depository Register (as defined in Section 81SF of the Securities and Futures Act 2001 and maintained by The Central Depository (Pte) Limited ("**CDP**")), he/she/it should insert that number of Units. If the Unitholder has Units registered in his/her/its name in the Register of Unitholders of Keppel REIT, he/she/it should insert that number of Units. If the Unitholder has Units entered against his/her/its name in the said Depository Register and registered in his/her/its name in the Register of Unitholders, he/she/it should insert the aggregate number of Units. If no number is inserted, this Proxy Form will be deemed to relate to all the Units held by the Unitholder.

2. A proxy need not be a Unitholder. A Unitholder can appoint the Chairman as his/her/its proxy. Where a Unitholder (whether individual or corporate) appoints the Chairman as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman as proxy for that resolution will be treated as invalid.

3. The Proxy Form is not valid for use by Investors (including CPF/SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them. CPF/SRS investors may appoint the Chairman as proxy to vote on his/her/its behalf at the AGM, in which case he/she/it should approach his/her/its respective CPF bank or SRS operator to specify his/her/its voting instructions by 5.00 p.m. on 8 April 2024, being 7 working days before the date of the AGM. An Investor (other than CPF/SRS investors) who wishes to vote should instead approach his/her/its relevant intermediary as soon as possible, and by no later than 5.00 p.m. on 8 April 2024 to specify his/her/its voting instructions, including but not limited to, whether he/she/it wishes to vote at the AGM.

4. The Proxy Form must be submitted in the following manner:

   a. if submitted by post, be lodged with the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   b. if submitted electronically, be submitted via email to keppel@boardroomlimited.com,

   in either case, by 10.30 a.m. on 16 April 2024, being **72 hours before the time appointed for holding the AGM.**

Fold along this line (1)

Postage will be paid by addressee. For posting in Singapore only.

Keppel REIT

BUSINESS REPLY SERVICE
PERMIT NO. 08670

Keppel REIT Management Limited
(as manager of Keppel REIT)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

Fold along this line (2)

5. A Unitholder who wishes to submit the Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

6. Completion and return of the Proxy Form shall not preclude a Unitholder from attending and voting at the AGM. Any appointment of a proxy shall be deemed to be revoked if a Unitholder attends the AGM.

7. The Proxy Form shall be in writing, under the hand of the appointor or of his/her/its attorney duly authorised in writing or if the appointor is a corporation either under the common seal or under the hand of an officer or attorney so authorised. The Manager and the Trustee shall have the right to reject a Proxy Form which has not been properly completed. In determining the rights to vote and other matters in respect of a completed Proxy Form submitted to it, the Manager and the Trustee shall have regard to any instructions and/or notes set out in the Proxy Form.

8. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.

9. The Proxy Form and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority shall be deposited at such place as the Manager may in the notice convening the meeting direct, or if no such place is appointed, then at the registered office of the Manager not less than 72 hours before the time appointed for holding the meeting or adjourned meeting (or in the case of a poll before the time appointed for the taking of the poll) at which the person named in the Proxy Form proposes to vote and in default the Proxy Form shall not be treated as valid. No Proxy Form shall be valid after the expiration of 12 months from the date named in it as the date of its execution.

10. Any reference to a time of day is made by reference to Singapore time.

General:
The Manager and the Trustee shall be entitled to reject the Proxy Form if it is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her/its name in the Depository Register as at 72 hours before the time appointed for holding the AGM, as certified by the CDP to the Manager.

KEPPEL REIT MANAGEMENT LIMITED
1 HarbourFront Avenue
Level 2 Keppel Bay Tower
Singapore 098632

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