

Malaysia / Facility / Published revision 4

Keppel DC Johor 1

Keppel Data Centres

7.8 MW • IT load

Historical live IT capacity for Keppel Data Centres Johor 1 in Knight Frank's April 2023 report

Development status: operational

Operational built-to-suit colocation facility serving an unnamed technology customer in Sedenak, Kulai. Keppel reports completion in 2020 and full customer commitment. The project company is Keppel DC Malaysia 1 Sdn Bhd, reported as wholly owned by Keppel at 31 December 2025. Knight Frank reported 7.8 MW live IT capacity in its April 2023 report; a directory separately lists 10 MW fully built-out power without defining its basis. These figures are not additive. Nearby or overlapping expansion records require separate identity and capacity reconciliation.

Last researched: 2026-10-10 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs



Rendering: Architectural rendering: Keppel DC Johor 1. [4]

Attribution: www.keppeldatacentres.com. Published: Unknown; captured: Unknown; retrieved: 2026-09-11.

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Site profile

Field	Published information
Operator	Keppel Data Centres [6] [7]
Owner	Keppel DC Malaysia 1 Sdn Bhd [7] [8]
Business model	colocation [6]
Scale	unknown
Country	Malaysia [6] [9]
State / region	Johor [6] [9]
Metro area	Johor Bahru [11]
City / locality	Kulai [9]
Address	No.21, Jalan Digital 7, Taman Perindustrian Kulai, Mukim Bukit Batu, 81000 Kulai, Johor Darul Takzim, Malaysia [9]
Coordinates	1.7000928, 103.4143909 · area precision. Industrial park reference only; facility property and building position unresolved.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
10 MW Unspecified power	Advertised full-build/design capacity; commissioned share unconfirmed unknown · cumulative	[1] reported · 2026-09-11 Excluded from totals. Retrieval date, not measurement date. Design ceiling is not proof of delivered/occupied load. Excluded from aggregates pending reconciliation. Directory capacity; commissioned share and relationship to other park developments require review.
10 MW Unspecified power	Directory fully built-out power for Keppel DC Johor 1; commissioned share unspecified unknown · cumulative	[12] reported · Date unknown Excluded from totals. New source check of the same numerical claim already retained in the historical profile; not additional capacity. Source is undated and does not define IT load, facility input or grid connection. Retrieval date is not an effective date.

Measurement	Development scope	Evidence / accounting
7.8 MW IT load	Historical live IT capacity for Keppel Data Centres Johor 1 in Knight Frank's April 2023 report operational · cumulative	[13] reported · Date unknown Excluded from totals. Historical market-research claim, not current measured consumption. Report period is April 2023; exact underlying effective date is undisclosed. Do not add to the directory's 10 MW built-out power: different definitions and dates may explain the difference.

Development timeline

2020 · actual_completion · Facility completed

Operator reports completion in 2020 and full commitment by the customer. Exact completion and commissioning days are not disclosed. [6]

2022-09-28 · announcement_completed_acquisition · Keppel completed Juventas acquisition

Keppel disclosed completed purchase of Juventas shares from Causeway following exercise of a put option. Juventas held shares in the Johor project company. [7]

2024-06-12 · actual_certification_issuance · ISO/IEC 27001:2022 issued

EPI's listing gives this issue date for Keppel DC Malaysia 1 at No.21 Jalan Digital 7, with expiry on 11 June 2027; certificate document remains inaccessible. [9]

2025-11 · actual_government_status_report · Johor assembly lists operating Keppel facility

Written answer B26 lists Keppel Data Center at IBTEC among existing operating centres under Kulai's municipal jurisdiction. [10]

Disclosed specifications

Research clarification · 2026-09-11: Keppel operating identity corroborated. This primary page does not independently confirm the directory 10 MW figure.

Source-backed research proposal; publication requires review. [3]

Land area: Approximately 261,000 sq ft

Operator-reported facility land area; no parcel survey inspected. [6]

Gross floor area: 100,495 sq ft

Operator-reported GFA. Directory's square-metre units conflict and are not adopted. [6]

Availability design: Minimum Tier III equivalent for concurrent maintainability

Operator description; does not establish Uptime Institute certification. [6]

Customer commitment: Fully committed to one unnamed technology customer

Operator's undated page following completion in 2020; commitment does not establish actual IT utilisation or customer identity. [6]

Project-company ownership: Keppel DC Malaysia 1 Sdn Bhd: 100% Keppel gross and effective equity interest at 31 December 2025

Annual-report corporate interest, separate from proof of current registered land title. The older operator ownership label naming Alpha remains inconsistent with later corporate disclosures. [8]

2022 acquisition consideration: US\$25.4 million, including US\$18.8 million shareholder-loan novation

Consideration for the Juventas put-option transaction disclosed 28 September 2022; not total construction investment or a standalone property valuation. [7]

Historic land tenure and options: Underlying land-title sublease; fund put option and customer purchase option

Original development structure. Current sublease term, title holder and subsequent customer-option exercise were not established. [14]

Information-security certification listing: ISO/IEC 27001:2022; issued 12 June 2024, expiry 11 June 2027

Issuer listing for the project company and street address. Full certificate and certified scope could not be inspected; listing alone does not confirm continuing compliance. [9]

Connectivity: Xenith IG lists Keppel DC Johor 1 as on-net or near-net

Provider combines both categories; does not prove an installed connection, specific carriers or tenant presence. [15]

Expansion identity caution: Separate Baxtel preview describes a 25-acre expansion using the same No.21 Jalan Digital 7 address

Preview has construction/planned status and a 2026 target. No primary source establishes building or phase relationship; its PUE and acreage are not applied to this facility. [17]

Exterior photograph lead:

<https://baxtel.com/data-center/keppel-dc-johor-sedenak-1/photos>

Gallery labels an exterior-gate image and displays 21 October 2022; this is not established as a capture date. Image fetch failed, attribution is Baxtel, and reuse rights remain unresolved. Not proposed for import. [16]

Consultant visual lead:

<https://ptlksb.com.my/index.php/home/projects/data-centre-building/>

Portfolio labels Keppel Data Centre @ Kidex Sedenak. One linked image resolves to <https://ptlksb.com.my/wp-content/uploads/2025/12/Date-Centre-Project-1-scaled.png> but was uninspected; date is not inferred from its path. Depicted phase and reuse rights remain unresolved. [18]

Research gaps

- Existing coordinates retained from the approved snapshot as an industrial-park reference; no new facility-marker or parcel evidence supports increased precision.
- No.21 Jalan Digital 7 is the certification-site address of the project company; a separate directory expansion entry uses the same address, so individual building allocation remains unresolved.

- Current commissioned IT capacity, facility power, grid allocation, actual consumption and expansion capacity remain unreconciled.
- Current land-title holder, sublease term and cadastral parcel were not established; corporate ownership is supported separately.
- Suitable completed-property imagery remains uninspected or inaccessible, with capture dates and reproduction rights unresolved.
- Microsoft is reported as a rumoured tenant by industry sources; the operator names only a leading technology company.
- Research incomplete: parcel-level planning records, expansion identity, current utility delivery and independent exterior comparison require a further pass.

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] Keppel DC Johor 1 — capacity evidence

<https://www.datacentermap.com/malaysia/johor-bahru/keppel-dc-johor-1/>

Published: Unknown · Retrieved: 2026-09-11

Directory lists Keppel DC Johor 1 at 10 MW in Sedenak Tech Park.

[2] OpenStreetMap property lookup

<https://www.openstreetmap.org/relation/10981037>

Published: Unknown · Retrieved: 2026-09-11

Taman Perindustrian Kulai, Kulai, Johor, Malaysia. Representative point 1.7000928, 103.4143909. © OpenStreetMap contributors, ODbL; not surveyed coordinates.

[3] Keppel Data Centres · Malaysia

<https://www.keppeldatacentres.com/locations/asia-pacific/malaysia/>

Published: Unknown · Retrieved: 2026-09-11

Operator lists Keppel DC Johor 1 as a built-to-suit colocation facility.

[4] Property imagery · www.keppeldatacentres.com

<https://www.keppeldatacentres.com/locations/asia-pacific/malaysia/>

Published: Unknown · Retrieved: 2026-09-11

Architectural rendering: Keppel DC Johor 1. Image reference:

<https://www.keppeldatacentres.com/file/locations/malaysia/keppel-dc-johor-1/thumbnail.jpg> Visually inspected against the cited source and profile identity.

[5] Operator logo · www.keppeldatacentres.com

<https://www.keppeldatacentres.com/locations/asia-pacific/malaysia/>

Published: Unknown · Retrieved: 2026-09-11

Keppel operator brand mark. Image reference:

<https://www.keppeldatacentres.com/theme/default/image/logo.png> Visually inspected against the cited source and profile identity.

[6] Keppel DC Johor 1 — Keppel Data Centres

<https://www.keppeldatacentres.com/locations/asia-pacific/malaysia/keppel-dc-johor-1/>

Published: Unknown · Retrieved: 2026-10-10

Operator identifies a built-to-suit colocation facility in Johor, completed in 2020 and fully committed to one customer; provides land area, GFA and Tier III equivalent design description. Its ownership label still names Keppel Data Centres and Alpha Data Centre Fund.

[7] Sale and purchase of shares in the capital of Juventus DC Pte. Ltd.

<https://www.keppel.com/file/media/media-releases-sgx/2022/Sep/28-sep-kcl/kcl-announcement-sale-and-purchase-of-juventas-dc-final.pdf>

Published: 2022-09-28 · Retrieved: 2026-10-10

Keppel announces completed acquisition of Juventas shares following Causeway's put option. Identifies Keppel DC Malaysia 1 Sdn Bhd as the company owning and operating the Johor data centre; discloses transaction and shareholder-loan amounts.

[8] Keppel Annual Report 2025 — Significant Subsidiaries, Associated Companies and Joint Ventures

<https://www.keppel.com/annualreport2025/theme/default/pdf/financial-report/keppel-ltd-2025-significant-subsidiaries-associated-companies.pdf>

Published: Unknown · Retrieved: 2026-10-10

Printed page 227 lists Keppel DC Malaysia 1 Sdn Bhd with 100% gross interest and 100% effective equity interest at 31 December 2025, also 100% effective interest for 2024; activities are leasing, operating and managing data centres.

[9] EPI Certified Clients — Keppel DC Malaysia 1 SDN BHD

<https://www.epi-certification.com/sites/details/1227>

Published: Unknown · Retrieved: 2026-10-10

Certification issuer lists the company at No.21 Jalan Digital 7, Taman Perindustrian Kulai, Mukim Bukit Batu, 81000 Kulai. Lists ISO/IEC 27001:2022 issued 12 June 2024 and expiring 11 June 2027; linked certificate could not be opened.

[10] Johor State Assembly — Written Questions and Answers, November 2025

<https://dewanegeri.johor.gov.my/wp-content/uploads/2025/12/SOALAN-DAN-JAWAPAN-BERTULIS-NOV-2025-terkini.pdf>

Published: Unknown · Retrieved: 2026-10-10

Question B26, PDF page 34, lists Keppel Data Center among existing operating Johor data centres, at IBTEC under MPKU. November 2025 is the session/report period; no exact publication day established.

[11] Keppel DC Johor 1 — Data Center Map

<https://www.datacentermap.com/malaysia/johor-bahru/keppel-dc-johor-1/>

Published: Unknown · Retrieved: 2026-10-10

Directory locates the named facility in Sedenak Tech Park within its Johor Bahru market and lists operation beginning in 2020.

[12] Keppel DC Johor 1 — Specifications

<https://www.datacentermap.com/malaysia/johor-bahru/keppel-dc-johor-1/specs/>

Published: Unknown · Retrieved: 2026-10-10

Directory lists 10 MW fully built-out power with no IT/facility/grid definition. Its land and building figures use square metres, conflicting with the same numerical figures in square feet on the operator page.

[13] Knight Frank Malaysia Data Centre Research Report, April 2023

<https://content.knightfrank.com/research/2643/documents/en/malaysia-data-centre-research-report-2023-10072.pdf>

Published: Unknown · Retrieved: 2026-10-10

Cover dates the report April 2023. Key developments in Johor table lists Keppel Data Centres, Johor 1, at 7.8 MW in the Live IT MW column. Exact underlying measurement date is not disclosed.

[14] Keppel Data Centres and Alpha Data Centre Fund — Maiden Johor Development

<https://www.keppel.com/media/keppel-data-centres-and-the-alpha-data-centre-fund-to-develop-and-operate-maiden-greenfield-data-centre-in-johor-malaysia-6359/>

Published: Unknown · Retrieved: 2026-10-10

Original development announcement describes one technology customer, expected completion in 2020, fund put option and customer purchase option, including an underlying land-title sublease. References the related 26 November 2018 SGX announcement.

[15] Johor Bahru Dark Fibre — Xenith Infrastructure Group

<https://www.xenithig.com/network/johor-bahru-dark-fibre/>

Published: Unknown · Retrieved: 2026-10-10

Network provider includes Keppel DC Johor 1 in a combined list of currently on-net or near-net data-centre interconnects; does not distinguish which applies to this facility.

[16] Keppel DC: Johor Sedenak 1 — Baxtel

<https://baxtel.com/data-center/keppel-dc-johor-sedenak-1>

Published: Unknown · Retrieved: 2026-10-10

Directory identifies an operational 2020 built-to-suit facility and describes Microsoft as rumoured. Provides short plus code PC37+2F and an exterior-gate image link; neither marker nor image was visually corroborated.

[17] Keppel Sedenak Expansion — Baxtel

<https://baxtel.com/data-center/jaioel>

Published: Unknown · Retrieved: 2026-10-10

Public preview describes a separate 25-acre Keppel expansion, under construction/planned with a 2026 target and PUE 1.3, using No.21 Jalan Digital 7. Allocation to the existing facility is not established.

[18] Science, Industry & Technology Building — Perunding TLK

<https://ptlksb.com.my/index.php/home/projects/data-centre-building/>

Published: Unknown · Retrieved: 2026-10-10

Civil and structural consultant portfolio labels a project Keppel Data Centre @ Kidex Sedenak and links two images. Images could not be visually inspected in this pass.

Name: [6]

Operator: [6] [7]

Country: [6] [9]

Region: [6] [9]

Metro: [11]

City: [9]

Address: [9]

Kind: [1]

Statuses: [6] [10]

Summary: [6] [7] [8] [9] [12] [13] [17]

Location: [2]

Media: [4]

Operator Logo: [5]

Owner: [7] [8]

Business Model: [6]

Operator logo: www.keppeldatacentres.com · Copyright/trademark belongs to the respective rights holder. Publicly available source; no open reuse license established. External reuse rights unconfirmed. [5]

Stable identifier: 6e17a12a-f79c-4aa4-b332-ffb73396a72a