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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) or the securities law of any other jurisdiction. The Units may not be offered, sold, or delivered within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Units are being offered and sold only outside of the United States in offshore transactions as defined in and in reliance on and in compliance with the exemption from registration provided by Regulation S under the Securities Act and in a transaction pursuant to an exemption from the registration requirements under the Securities Act, or pursuant to another exemption from registration under the Securities Act. No public offering of securities is being made in the United States.

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(a real estate investment trust constituted on 28 March 2025 under the laws of the Republic of Singapore)

(Managed by NTT DC REIT Manager Pte. Ltd.)

STABILISATION ANNOUNCEMENT IN RELATION TO THE INITIAL PUBLIC OFFERING (THE “OFFERING”) OF NTT DC REIT

Merrill Lynch (Singapore) Pte. Ltd. and UBS AG, Singapore Branch are the joint issue managers for the Offering (the “**Joint Issue Managers**”), Merrill Lynch (Singapore) Pte. Ltd., UBS AG, Singapore Branch and Mizuho Securities (Singapore) Pte. Ltd. are the joint global coordinators for the Offering (the “**Joint Global Coordinators**”), and Merrill Lynch (Singapore) Pte. Ltd., UBS AG, Singapore Branch, Mizuho Securities (Singapore) Pte. Ltd., Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. are the joint bookrunners and underwriters for the Offering (the “**Joint Bookrunners and Underwriters**”)

*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of NTT DC REIT dated 7 July 2025 and registered with the Monetary Authority of Singapore on 7 July 2025 (the “**Prospectus**”).*

The Board of Directors of NTT DC REIT Manager Pte. Ltd. (as manager of NTT DC REIT) (the “**Manager**”) wishes to announce that in connection with the initial public offering of NTT DC REIT (the “**Offering**”), and for the purpose of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, NTT Limited (the “**Unit Lender**”) has granted the Joint Bookrunners and Underwriters an over-allotment option (the “**Over-allotment Option**”) exercisable by Merrill Lynch (Singapore) Pte. Ltd. (the “**Stabilising Manager**”) (or any of its affiliates or other persons acting on its behalf), in consultation with the other Joint Bookrunners and Underwriters, in full or in part, on one or more occasions, to acquire from the Unit Lender up to an aggregate of 51,474,000 Units at the Offering Price, representing not more than 8.6% of the total number of Units in the Offering solely to cover the over-allotment of Units (if any) made in connection with the Offering.

The Over-Allotment Option is exercisable from the date of admission of NTT DC REIT to the Official List of the SGX-ST (the “**Listing Date**”) but not later than the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons

acting on behalf of the Stabilising Manager) has bought, on the SGX-ST, an aggregate of 51,474,000 Units, representing 8.6% of the total number of Units in the Offering, to undertake stabilising actions.

The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

In connection with the Offering, the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) may, in consultation with the other Joint Bookrunners and Underwriters and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) will undertake stabilising action. The number of Units that the Stabilising Manager may buy to undertake stabilising actions shall not exceed 51,474,000 Units, representing not more than 8.6% of the total number of Units in the Offering. Such transactions may commence on or after the Listing Date, and, if commenced, may be discontinued at any time, and shall not be effected after the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on behalf of the Stabilising Manager) has bought, on the SGX-ST, an aggregate of 51,474,000 Units, representing 8.6% of the total number of Units in the Offering, in undertaking stabilising actions. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations, including the Securities and Futures Act 2001 of Singapore, and any regulations thereunder.

An announcement will be made if and when the Over-allotment Option is exercised.

Issued jointly by

Merrill Lynch (Singapore) Pte. Ltd.
UBS AG, Singapore Branch
Mizuho Securities (Singapore) Pte. Ltd.
Citigroup Global Markets Singapore Pte. Ltd.
DBS Bank Ltd.
(as the Joint Bookrunners and Underwriters)

For and on behalf of

NTT DC REIT Manager Pte. Ltd.
(UEN: 202450721M)
(as manager of NTT DC REIT)

11 July 2025

IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for the Units in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the Offering. The Offering is made by the Manager. Anyone wishing to subscribe for or purchase the Units will need to make an application in the manner set out in the Prospectus.

The past performance of NTT DC REIT is not indicative of future performance. The listing of the units in NTT DC REIT (“Units”) on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) does not guarantee a liquid market for the Units.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by NTT DC REIT, the Manager, Perpetual (Asia) Limited, as trustee of NTT DC REIT, the Sponsor, the Joint Issue Managers, the Joint Global Coordinators, the Joint Bookrunners and Underwriters, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The holders of Units have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Announcement. None of the Manager or any of its affiliates, advisers or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Announcement or its contents or otherwise arising in connection with this Announcement.

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risks, including the possible loss of the principal amount invested. The Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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