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

LISTING 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 by the Monetary Authority of Singapore on 7 July 2025 (the “**Prospectus**”).*

ISSUE OF UNITS IN NTT DC REIT

NTT DC REIT Manager Pte. Ltd., as manager of NTT DC REIT (the “**Manager**”), is pleased to announce that the Manager has issued 1,030,209,500 units in NTT DC REIT (“**Units**”) comprising:

- (i) 599,887,100 Units issued pursuant to the initial public offering of NTT DC REIT (the “**Offering**”), consisting of (a) an international placement of 569,887,100 Units to investors and (b) an offering of 30,000,000 Units to the public in Singapore;
- (ii) 257,552,400 Units (the “**Sponsor Units**”) subscribed for by NTT Limited (the “**Sponsor**”) pursuant to a subscription agreement with the Manager as disclosed in the Prospectus; and

- (iii) 172,770,000 Units (the “**Cornerstone Units**”) subscribed for by the cornerstone investors pursuant to separate subscription agreements with the Manager as disclosed in the Prospectus.

Together with the one Unit held by the Sponsor in issue prior to the issuance of the 1,030,209,500 as described above, the total number of Units in issue after completion of the Offering and the issuance of the Sponsor Units and the Cornerstone Units will be 1,030,209,500 Units. The Units will commence trading on a “ready” basis at 2.00 p.m. on 14 July 2025 and will be traded in U.S. dollars under the book-entry (scripless) settlement system of The Central Depository (Pte) Limited.

COMPLETION OF ACQUISITION OF THE IPO PORTFOLIO

The Manager is pleased to announce that NTT DC REIT has today completed the acquisition of the IPO Portfolio.

USE OF PROCEEDS

Gross proceeds of US\$1,030 million have been raised from the Offering, the Sponsor Units and the Cornerstone Units. US\$531 million has been drawn down from the Loan Facilities (as defined herein). The total cash proceeds of US\$1,555 million has been utilised as follows:

- (i) US\$1,500 million towards the acquisition of the IPO Portfolio;
- (ii) US\$15 million towards the payment of underwriters’ fees;
- (iii) US\$38 million towards the payment of other IPO expenses, which includes but is not limited to, debt financing fees, tax acquisition costs, real estate transfer tax payables and other IPO expenses (excluding underwriters’ fees); and
- (iv) US\$2 million for working capital.

The above is in accordance with the stated use and amount allocated in the Prospectus. The Manager has materially disbursed the proceeds from the Offering, the Sponsor Units and the Cornerstone Units.

DISCLOSURES PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

The Manager has put in place debt facilities (the “**Loan Facilities**”) for NTT DC REIT aggregating US\$585.0 million, of which US\$531.0 million has been drawn down, which comprises:

- (i) a three-year (with two one-year extension options) senior unsecured term loan of US\$525.0 million (the “**Term Loan Facility**”). The interest payable is on a floating rate basis. Bank of America N.A. (or one of its affiliates) is the administrative agent for the Term Loan Facility. The syndicate of lenders for the Term Loan Facility comprises Bank of America, N.A., Mizuho Bank, Ltd. or their affiliates, MUFG Bank, Ltd., DBS Bank Ltd., The Hongkong and Shanghai Banking Corporation and Sumitomo Mitsui Banking Corporation or their affiliates. The per annum interest rate of the three-year facility is assumed to be approximately 3.9% for Forecast Period 9M25/26 and Projection Year 26/27. The Term Loan Facility has no amortisation payments and is repayable fully at maturity.
- (ii) a three-year (with two one-year extension option) senior unsecured revolver credit facility of US\$60.0 million (the “**Revolving Credit Facility**”). The interest payable is on a floating rate basis. Bank of America N.A. (or one of its affiliates) is the administrative agent for the Revolving Credit Facility. The syndicate of lenders for the Revolving Credit Facility

comprises Bank of America, N.A., Mizuho Bank, Ltd. or their affiliates, MUFG Bank Ltd., DBS Bank Ltd., The Hongkong and Shanghai Banking Corporation and Sumitomo Mitsui Banking Corporation or their affiliates.

Pursuant to Rule 704(31) of the Listing Manual of the SGX-ST (the “**Listing Manual**”), the Manager wishes to disclose that the terms of the Term Loan Facility and the Revolving Credit Facility contain the following change of control provisions.

The change of control provisions of the Loan Facilities includes, but are not limited to, the Sponsor ceasing to hold (directly or indirectly) beneficially at least an effective unitholding in NTT DC REIT of at least 15% of the Units, the Manager ceasing to be the manager of NTT DC REIT and the Sponsor ceasing to control or hold (directly or indirectly) 100% of the share capital of the Manager.

As of the Listing Date, there has not been any breach of the above conditions. If a breach of the above condition occurs, the aggregate sum of the Loan Facilities that may be affected will be US\$531.0 million (and potentially up to US\$585.0 million if the balance of the loan is drawn down subsequently).

RULE 409(3) DISCLOSURES

The Manager refers to the confirmation which it has obtained from the SGX-ST that it has no comments in relation to NTT DC REIT's compliance with Rule 409(3), on the provision of annual accounts for the IPO Portfolio. The reasons for the Manager being unable to provide historical audited financial information for the IPO Portfolio are because (i) NTT DC REIT was only constituted as a REIT prior to the lodgement of the prospectus and (ii) NTT DC REIT acquired the IPO Portfolio from the Sponsor and completion of such acquisition only took place on the Listing Date. Therefore, NTT DC REIT does not have the annual accounts for the last three financial years in respect of the IPO Portfolio. Accordingly, in lieu of such historical audited financial information, the prospectus disclosed the (i) the unaudited pro forma consolidated statements of comprehensive income of NTT DC REIT and its subsidiaries for the nine-month periods ended 31 December 2024 and 31 December 2023, and the years ended 31 March 2024, 31 March 2023 and 31 March 2022; (ii) the unaudited pro forma statement of financial position of NTT DC REIT and its subsidiaries as of 31 December 2024 and 31 March 2024; (iii) the unaudited pro forma statements of cash flows of NTT DC REIT and its subsidiaries for the nine-month periods ended 31 December 2024 and the year ended 31 March 2024; (iv) the profit forecast for the period from 1 July 2025 to 31 March 2026 and profit projection for the period from 1 April 2026 to 31 March 2027.

By Order of the Board
Yutaka Torigoe
Chief Executive Officer

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

14 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.