



(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.)

RENEWAL OF SG1 MASTER SERVICES AGREEMENT

1. INTRODUCTION

NTT DC REIT Manager Pte. Ltd., in its capacity as the manager of NTT DC REIT (the “**Manager**”), wishes to announce the renewal of the SG1 master services agreement dated 31 March 2025 (the “**SG1 Master Services Agreement**”) between NTT Global Data Centers SG1 LLP (“**SG1 LLP**”), a wholly owned subsidiary of NTT DC REIT, and NTT Singapore Pte. Ltd. (“**NTT Singapore**”), an indirectly wholly-owned subsidiary of NTT Limited, being the sponsor of NTT DC REIT (the “**Sponsor**”). Pursuant to the SG1 Master Service Agreement, SG1 LLP and NTT Singapore have entered into a service order (the “**SG1 New Service Order**”, collectively with the extension of the SG1 Master Services Agreement, the “**SG1 MSA Extension**”), in the form substantially set out in the SG1 Master Services Agreement, for a minimum contracted capacity of 2.7 MW at S\$474 per kilowatt. Pursuant to the entry of the SG1 New Service Order, the SG1 Master Services Agreement will have a renewed term of three years commencing on 1 April 2026.

2. DETAILS OF THE SG1 MSA EXTENSION

2.1. The SG1 MSA Extension

The terms of the renewed SG1 Master Services Agreement remain substantially the same as disclosed in NTT DC REIT’s prospectus dated 7 July 2025 (the “**Prospectus**”)¹ save for the amendments to take into account the renewed term of three years commencing on 1 April 2026.

Under the SG1 New Service Order, SG1 LLP will be providing certain services to NTT Singapore, including, but not limited to, infrastructure services, internet bandwidth services, and remote hands and eye services. There is a minimum contracted capacity of 2.7 MW at a rate of S\$474 per kilowatt under the SG1 New Service Order, subject to a fixed 5% annual escalation over the term of the SG1 New Service Order. The SG1 New Service Order will have a term of three years commencing on 1 April 2026. For the avoidance of doubt, the form of the SG1 New Service Order substantially follows the form as set out in the SG1 Master Services Agreement.

2.2. Rationale for and Benefits of the SG1 MSA Extension

The SG1 MSA Extension is an extension of the existing master services arrangement in relation to SG1 under the SG1 Master Services Agreement and this will allow for continued contracted capacity in relation to SG1. Additionally, the increase in fees payable by NTT Singapore for its contracted capacity from S\$385 per kilowatt to S\$474 per kilowatt under the SG1 New Service Order represents a positive rental reversion increase of approximately 23%. It is expected that NTT Singapore will account for 31% of the contracted capacity of SG1 following the SG1 MSA Extension.

For the avoidance of doubt, the SG1 MSA Extension is a continuation of the existing SG1 Master Services Agreement dated 31 March 2025 entered into as part of the initial public offering of NTT DC REIT.

Merrill Lynch (Singapore) Pte. Ltd. and UBS AG, Singapore Branch were the joint issue managers. Merrill Lynch (Singapore) Pte. Ltd., UBS AG, Singapore Branch, Mizuho Securities (Singapore) Pte. Ltd., Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd were the joint bookrunners and underwriters for the initial public offering of units in NTT DC REIT.

¹ For further details and key terms on the SG1 Master Services Agreement, please refer to the Prospectus in the section titled “SG1 Master Services Agreement” in “Certain Agreements Relating to NTT DC REIT and the Properties” at page 312.

3. DISCLOSURE REQUIREMENTS

Under Chapter 9 of the listing manual of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”, and the listing manual of the SGX-ST, the “**Listing Manual**”), where NTT DC REIT proposes to enter into a transaction with an interested person and the value of the transaction (either in itself or when aggregated with the value of other transactions, each of a value equal to or greater than S\$100,000, entered into with the same interested person during the same financial year) is equal to or exceeds 3.0% but is less than 5.0% of the latest audited consolidated net tangible assets (“**NTA**”) of the issuer and its subsidiaries, an immediate announcement of the transaction must be made.

As at the date of this announcement, the Sponsor holds an aggregate interest in 257,552,400 Units, which is equivalent to approximately 25.0% of the total number of Units in issue as at the date of this announcement, and is therefore regarded as a “controlling unitholder” of NTT DC REIT under the Listing Manual. NTT Singapore is an indirectly wholly owned subsidiary of the Sponsor and is therefore regarded as an associate² of the Sponsor, being a “controlling unitholder” of NTT DC REIT, under the Listing Manual. Additionally, the Manager is a wholly-owned subsidiary of the Sponsor and is therefore regarded as a “controlling shareholder” of the Manager under the Listing Manual.

For the purposes of Chapter 9 of the Listing Manual, NTT Singapore (being an associate of the Sponsor, being a “controlling unitholder” of NTT DC REIT and a “controlling shareholder” of the Manager) is an “interested person” (for the purposes of the Listing Manual) of NTT DC REIT. Therefore, the SG1 MSA Extension is considered an “interested person transaction” under Chapter 9 of the Listing Manual.

The total contract value of the SG1 MSA Extension is approximately US\$38.3 million (which is approximately S\$48.4 million, and 3.9% of the NTA of the NTT DC REIT group as at 31 December 2024 based on the unaudited financial statements for the nine-month period ended 31 December 2024 (the “**9M 24/25 Unaudited Financial Statements**”)³). Additionally, the total contract value of the SG1 MSA Extension is approximately 3.8% of the NTA of the NTT DC REIT group as at 30 September 2025 based on the condensed interim financial statements of the NTT DC REIT Group for the period from 28 March 2025 to 30 September 2025. Accordingly, since the SG1 MSA Extension is more than 3% of the NTA of the NTT DC REIT group as set out above, the Manager is making this announcement pursuant to Rule 905 of the Listing Manual.

4. TOTAL VALUE OF INTERESTED PERSON TRANSACTIONS IN THE CURRENT FINANCIAL YEAR

As at the date of this announcement, the aggregate value of all interested person transactions (excluding the exempted agreements specifically approved by Unitholders pursuant to the initial public offering of NTT DC REIT (the “**Exempted Agreements**”)⁴) entered into between (i) NTT DC REIT, its subsidiaries and its associated companies and (ii) NTT Singapore during the course of the current financial year ending 31 March 2026 (including the SG1 MSA Extension) is approximately US\$39.5 million. This figure also accounts for all interested person transactions (excluding the Exempted Agreements) entered into by NTT DC REIT and its associates during the course of the current financial year, being the period from the date of the constitution of NTT DC REIT on 28 March 2025 to 31 March 2026.

2 For the purposes of the Listing Manual, in the case of a company and in relation to a controlling shareholder (being a company), an “associate” means any other company which is its subsidiary or holding company or is a subsidiary of such holding company or one in the equity of which it and/or such other company or companies taken together (directly or indirectly) have an interest of 30% or more.

3 The 9M 24/25 Unaudited Financial Statements are used for the purposes of calculating the relevant thresholds under Chapter 9 of the Listing Manual as NTT DC REIT was listed on 14 July 2025 and does not have any audited financial statements as at the date of this announcement. Unitholders of NTT DC REIT (“**Unitholders**”) may refer to Appendix C of the Prospectus for the 9M 24/25 Unaudited Financial Statements.

4 For the list of Exempted Agreements, please refer to the Prospectus in the section titled “Exempted Agreements” in “The Manager and Corporate Governance” at page 257.

5. AUDIT AND RISK COMMITTEE STATEMENT

The Audit and Risk Committee has considered the terms of the SG1 MSA Extension and is of the view that the SG1 MSA Extension is on normal commercial terms and is not prejudicial to the interests of NTT DC REIT and its minority unitholders.

By Order of the Board

Yutaka Torigoe
Chief Executive Officer
NTT DC REIT Manager Pte. Ltd.
(Company Registration No. 202450721M)
As manager of NTT DC REIT
31 March 2026

About NTT DC REIT

NTT DC REIT is a Singapore real estate investment trust established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of stabilised income-producing real estate assets located globally which are used primarily for data center purposes, as well as assets necessary to support the digital economy.

NTT DC REIT's portfolio comprises six carrier neutral, Tier III-equivalent assets with stringent operational and technical specifications. Its portfolio is diversified across the United States (Northern Virginia and Northern California), Austria (Vienna) and Singapore, with an optimal mix of hyperscale and colocation customer contracts.

Comprising primarily freehold assets, the portfolio has an appraised value of approximately US\$1.5 billion as at 30 September 2025, with a design IT load of approximately 90.7 megawatts.

The sponsor of NTT DC REIT is NTT Limited, which is part of the NTT Group, a major global IT services and telecommunications group with a leading global data center business. The NTT Group, through its global data center business NTT Global Data Centers, is the third largest data center provider globally (excluding China). It has a footprint of over 2,200 megawatts of IT power in operation and under construction and a portfolio of 133 buildings across 91 data center sites across the Americas, Europe, the Middle East and Africa and Asia-Pacific.

For more information on NTT DC REIT, please visit www.nttdcreit.com or follow us on [LinkedIn](#).

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of NTT DC REIT 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.

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, the Manager, Perpetual (Asia) Limited (as trustee of NTT DC REIT), NTT Limited (as sponsor of NTT DC REIT), or any of their respective affiliates, advisers or representatives.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of the 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of NTT DC REIT. The forecast financial performance of NTT DC REIT is not guaranteed.

A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

The Units have not been, and will not be, registered under the Securities Act or the securities laws of any state of the United States and the Units may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state or local securities laws.

There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.