

MEDIA RELEASE

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NTT DC REIT renews SG1 Master Services Agreement at 23% higher rent

- 23% rental reversion and 5% fixed annual rent escalations
- NTT Singapore remains as anchor tenant, with a new three-year term

SINGAPORE, 31 MARCH 2026 – NTT DC REIT Manager Pte. Ltd., the manager of NTT DC REIT (the “**Manager**”), announced today that NTT DC REIT has successfully renewed the SG1 master services agreement dated 31 March 2025 (the “**SG1 Master Services Agreement**”) between NTT Global Data Centers SG1 LLP, a wholly-owned subsidiary of NTT DC REIT, and NTT Singapore Pte. Ltd. (“**NTT Singapore**”), an indirect wholly-owned subsidiary of NTT Limited, in respect of its data center located at 51 Serangoon North Avenue 4, Singapore 555858 (“**SG1**”).

The renewed SG1 Master Services Agreement¹ delivers a positive rental reversion of about 23% to S\$474 per kilowatt, compared with the S\$385 per kilowatt committed under the previous one-year lease. The new lease incorporates fixed 5% annual rent escalations, providing contractual organic income growth over the three-year lease term commencing on 1 April 2026.

Mr Yutaka Torigoe, Chief Executive Officer of the Manager, commented, “We are pleased to have achieved stronger than expected rental reversion, which would be accretive to NTT DC REIT’s income. Transitioning to a longer-term lease at higher rent further strengthens the visibility and stability of our cash flows. Looking ahead, we remain focused on delivering resilient performance while leveraging the strong pipeline of opportunities within our Sponsor and the wider NTT group to drive sustainable, long-term value creation.”

Following the renewal, NTT Singapore will continue to anchor SG1 with 2.7 MW of contracted capacity, which accounts for 31% of SG1’s capacity.

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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 The renewed SG1 Master Services Agreement will commence on 1 April 2026 and expire on 31 March 2029. 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, save for the amendments to take into account the renewed term of three years commencing on 1 April 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 a purchase consideration of US\$1.5 billion, 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 approximately 2,300 megawatts of IT power in operation and under construction and a portfolio of 135 buildings across 92 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](#).

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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.

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