(Constituted in the Republic of Singapore
pursuant to a trust deed dated 28 March 2025 (as amended))

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the extraordinary general meeting ("**EGM**") of the unitholders of NTT DC REIT (the "**Unitholders**") will be convened and held at Suntec Singapore Convention & Exhibition Centre, Meeting Room 328-329, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 on Friday, 6 November 2026 at 10.00 a.m. (Singapore time) for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution (capitalised terms not otherwise defined herein shall bear the meaning ascribed to them in the circular dated 14 October 2026 to Unitholders (the "**Circular**")):

(1) THE PROPOSED MANAGEMENT FEE SUPPLEMENT TO THE TRUST DEED (EXTRAORDINARY RESOLUTION 1)

That:

1. approval be and is hereby given to amend the provisions concerning the issue price of Units where the Management Fee is paid in the form of Units and the Performance Fee payable to the Manager under the Trust Deed in the manner set out in Appendix C of the Circular (the "**Management Fee Supplement**"); and

2. the Manager and Perpetual (Asia) Limited, in its capacity as trustee of NTT DC REIT (the "**Trustee**") be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of NTT DC REIT to give effect to the Management Fee Supplement.

BY ORDER OF THE BOARD
NTT DC REIT Manager Pte. Ltd.
(Company Registration No. 202450721M)
As manager of NTT DC REIT

NGIAM MAY LING
Company Secretary
Singapore
14 October 2026

Important Notice:

Format of Meeting

1. The EGM will be held, in a wholly physical format, at Suntec Singapore Convention & Exhibition Centre, Meeting Room 328-329, Level 3, 1 Raffles Boulevard, Suntec City, Singapore 039593 on Friday, 6 November 2026 at 10.00 a.m. (Singapore time). Unitholders, including Supplementary Retirement Scheme ("**SRS**") investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the EGM by attending the EGM in person and they should bring along their original NRIC/passport for registration on the day of the EGM. **There will be no option for Unitholders to participate virtually.**

   Please note that there will be no distribution of vouchers or door gifts at the EGM. Unitholders are advised not to attend the EGM if they are feeling unwell.

   Printed copies of this Notice, the accompanying Proxy Form (as defined below) and the Circular will be sent by post to Unitholders. This Notice, the accompanying Proxy Form and the Circular will also be published on NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html and on the SGX-ST website at https://www.sgx.com/securities/company-announcements.

Appointment of Proxy(ies)

2. (a) A Unitholder who is not a relevant intermediary (as defined below) is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such Unitholder's instrument appointing a proxy(ies) ("**Proxy Form**") appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the Proxy Form.

   (b) A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints more than two proxies, the number and class of Units in relation to which each proxy has been appointed shall be specified in the Proxy Form.

   "**relevant intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967 of Singapore.

   A Unitholder who wishes to appoint a proxy(ies) must complete and sign the Proxy Form before submitting it in the manner set out below.

3. A proxy need not be a Unitholder of NTT DC REIT. A Unitholder may choose to appoint the Chairman of the EGM as his/her/its proxy.

4. The Proxy Form must be submitted to the Manager c/o the Unit Registrar in the following manner:

   (a) if submitted personally or by post, be lodged with the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 HarbourFront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to the Unit Registrar at **nttdcreit@boardroomlimited.com**,

   and in each case, must be lodged or received (as the case may be) by Tuesday, 3 November 2026 at 10.00 a.m. (Singapore time), being not less than 72 hours before the time appointed for holding the EGM.

   A Unitholder who wishes to submit a Proxy Form personally, by post or via email can either use the printed copy of the Proxy Form which is sent to him/her/it by post or download a copy of the Proxy Form from NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html or the SGX-ST website at https://www.sgx.com/securities/company-announcements, and complete and sign the Proxy Form, before submitting it personally or by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed under its common seal or under the hand of its attorney or a duly authorised officer. Where a Proxy Form is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Manager), if the Proxy Form is submitted personally or by post, be lodged with the Proxy Form or, if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.

   Completion and submission of the Proxy Form by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM will be deemed to be revoked if the Unitholder attends the EGM in person and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant Proxy Form to the EGM.

5. The Proxy Form is not valid for use by SRS investors and shall be ineffective for all intents and purposes if used or purported to be used by them.

6. SRS investors:

   (a) may vote at the EGM if they are appointed as proxies by their respective SRS operators, and should contact their respective SRS operators if they have any queries regarding their appointment as proxies; or

   (b) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective SRS operators to submit their votes by 5.00 p.m. (Singapore time) on Monday, 26 October 2026.

7. An Investor (other than SRS investors) who wishes to vote should approach his/her/its relevant intermediary as soon as possible, to specify his/her/its voting instructions, including but not limited to, whether he/she/it wishes to vote at the EGM.

Submission of Questions

8. Unitholders, including SRS investors, may submit substantial and relevant questions related to the resolution to be tabled for approval at the EGM in advance of the EGM:

   (a) by post to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 HarbourFront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) via email to the Manager at ap.ir-nttdcreit@global.ntt.

   When submitting questions by post or via email, Unitholders should also provide the following details:

   (i) the Unitholder's full name;

   (ii) the Unitholder's address; and

   (iii) the manner in which the Unitholder holds units in NTT DC REIT (e.g., via CDP and/or SRS), for verification purposes.

   All questions submitted in advance of the EGM must be received by 5.00 p.m. (Singapore time) on Thursday, 22 October 2026.

9. The Manager will endeavour to address all substantial and relevant questions received from Unitholders by the submission deadline of 5.00 p.m. (Singapore time) on Thursday, 22 October 2026, by publishing its responses to such questions on NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html and on the SGX-ST website at https://www.sgx.com/securities/company-announcements at least 48 hours prior to the closing date and time for the lodgement/receipt of the Proxy Form. The Manager will respond to questions or follow-up questions submitted after the submission deadline of 5.00 p.m. (Singapore time) on Thursday, 22 October 2026 either within a reasonable timeframe before the EGM, or at the EGM itself. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

10. Unitholders, including SRS investors, and (where applicable) duly appointed proxies and representatives can also ask the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, at the EGM itself.

11. The Manager will publish the minutes of the EGM on NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html and on the SGX-ST website at https://www.sgx.com/securities/company-announcements, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

Access to Documents

12. The Circular has been sent by post to Unitholders and has been published and may be accessed on the SGX-ST website at https://www.sgx.com/securities/company-announcements. The Circular may also be accessed on NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html.

13. Unitholders should check NTT DC REIT's website at https://ir.nttdcreit.com/agm_egm.html for the latest updates on the EGM.

Personal data privacy:

By (a) submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, and/or (b) submitting any question prior to or during the EGM in accordance with this Notice of EGM, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents or service providers) for the processing, administration and analysis by the Manager and the Trustee (or their agents or service providers) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or their agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee (or their agents or service providers) in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.