(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.)

NOTICE OF RECORD DATE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of NTT DC REIT will be closed at **5.00 p.m. on Thursday, 19 November 2026** (the "**Record Date**") for the purpose of determining the entitlement of holders of units in NTT DC REIT ("**Units**" and holders of Units, the "**Unitholders**") to NTT DC REIT's distribution of 4.32 US cents per Unit for the period from 1 April 2026 to 30 September 2026 (the "**Distribution**"), comprising:

(a) taxable income distribution of 0.84 US cents per Unit (the "**Taxable Income Distribution**");

(b) tax-exempt income distribution of 2.27 US cents per Unit (the "**Tax-Exempt Income Distribution**") (out of which 1.68 US cents per Unit will be paid out of underlying U.S. sourced interest income for the relevant period and the remaining 0.59 US cents per Unit will be paid out of other underlying income sources); and

(c) capital distribution of 1.21 US cents per Unit (the "**Capital Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Units at the Record Date will be entitled to the Distribution to be paid on **Friday, 18 December 2026**.

Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to U.S. withholding tax of approximately 30.0% on the U.S.-sourced interest income component that is distributed to them (which may be in the form of Tax-Exempt Income Distribution and/or Capital distribution, depending on the distribution period). The U.S. tax forms are required to be reviewed and validated by the appointed processing agent by Thursday, 3 December 2026. To ensure the forms can be validated by 3 December 2026, Unitholders are reminded to submit the completed tax forms to the unit registrar of NTT DC REIT, Boardroom Corporate & Advisory Services Pte. Ltd. (the "Unit Registrar") at least seven (7) calendar days before the validation deadline of Wednesday, 3 December 2026.

For avoidance of doubt, the above U.S. withholding tax is separate from (and can be additional to) the Singapore tax that may be deducted from the Taxable Income Distribution component as described in section B under "Declaration for Singapore Tax purposes" below.

DECLARATION FOR SINGAPORE TAX PURPOSES

A. Capital Distribution

The Capital Distribution component represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from the sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

B. Tax-exempt income distribution

The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders. No Singapore income tax will be deducted at source from such distribution.

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.

C. Taxable income distribution

Tax will be deducted at source from the Taxable Income Distribution in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such distribution:

1. The trustee and the manager of NTT DC REIT will not deduct tax from distributions made out of NTT DC REIT's taxable income that is not taxed at the level of the Trustee of NTT DC REIT to:

   (a) Unitholders who are individuals and who hold the units either in their sole names or jointly with other individuals;

   (b) Unitholders which are companies incorporated and tax resident in Singapore;

   (c) Unitholders which are Singapore branches of companies incorporated outside Singapore;

   (d) Unitholders which are body of persons (excluding companies or partnerships) incorporated in Singapore, such as:

      (i) charities registered under the Charities Act 1994 or established by any written law;
      (ii) town councils;
      (iii) statutory boards;
      (iv) co-operative societies registered under the Co-operative Societies Act 1979;
      (v) platform work associations registered under Part 3 of the Platform Workers Act 2024; or
      (vi) trade unions registered under the Trade Unions Act 1940;

   (e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; and

   (f) Unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.

2. For distributions made to Unitholders who do not fall within the categories stated under item 1 above, the trustee and the manager of NTT DC REIT will deduct tax at the rate of 10% if the Unitholders are:

   (a) qualifying non-resident non-individual Unitholders – for distributions made till 31 December 2030; or

   (b) qualifying non-resident funds – for distributions made till 31 December 2030.

   A qualifying non-resident non-individual Unitholder is one who is not a resident of Singapore for income tax purposes and:

   (i) who does not have a permanent establishment in Singapore; or

   (ii) who carries on any operation through a permanent establishment in Singapore, where the funds used to acquire units in NTT DC REIT are not obtained from that operation.

   A qualifying non-resident fund is one that qualifies for tax exemption under section 13D, 13OA, 13U or 13V of the Income Tax Act 1947 and is not a resident of Singapore for income tax purposes and:

   (i) who does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or

(ii) who carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire units in NTT DC REIT are not obtained from that operation.

For this purpose, a qualifying non-resident fund refers to a fund being a non-resident company, a partnership where all partners are non-residents, a trust administered by a non-resident trustee, or a non-resident entity.

3. Unitholders are required to complete the applicable Section A, B or C of the "*Declaration for Singapore Tax Purposes Form A*" ("**Form A**") if they fall within the categories (b) to (f) stated under item 1, Section D of Form A if they qualify as a qualifying non-resident non-individual unitholder as described under item 2, or Section E of Form A if they qualify as a qualifying non-resident fund as described under item 2.

4. The trustee and the manager of NTT DC REIT will rely on the declarations made in Form A to determine (i) if tax is to be deducted for the categories of Unitholders listed in (b) to (f) under item 1; and (ii) if tax is to be deducted at the rate of 10% for distributions to qualifying non-resident non-individual unitholder and qualifying non-resident funds as described under item 2.

5. **Unitholders who fall within category (a) under item 1 are not required to submit Form A.**

6. Unitholders who do not fall within the classes of Unitholders listed in item 1 and item 2 above can choose not to return Form A as tax will be deducted from the distributions made to them at the prevailing corporate tax rate in any case.

7. Unitholders who hold their units jointly (where at least one of the joint holders is not an individual) or through nominees do not have to return Form A.

8. The trustee and the manager of NTT DC REIT will deduct tax at the prevailing corporate tax rate from distributions made out of NTT DC REIT's taxable income, that is not taxed at the level of the Trustee of NTT DC REIT, in respect of units held through depository agents except where the beneficial owners of these units are:

   (a) individuals and the units are not held through a partnership in Singapore;

   (b) qualifying Unitholders (as listed in categories (b) to (f) under item 1);

   (c) qualifying non-resident non-individual Unitholders; or

   (d) qualifying non-resident funds.

   For Units held through the depository agents, the depository agents must complete the "*Declaration by Depository Agents for Singapore Tax Purposes Form B*" ("**Form B**") and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and Annex 3 for qualifying non-resident non-individual Unitholders and qualifying non-resident funds).

9. Form A and Form B (and its annexes) will be sent to corporate Unitholders and depository agents respectively, by NTT DC REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. on or around **Tuesday, 24 November 2026**.

10. Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that it is received by **5.00 p.m. on Thursday, 3 December 2026**. The trustee and the manager of NTT DC REIT will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the trustee and the manager will be obliged to deduct tax at the prevailing corporate tax rate from the distributions in respect of which this announcement is made.

11. Unitholders who hold Units under the Central Provident Fund Investment Scheme ("**CPFIS**") and the Supplementary Retirement Scheme ("**SRS**") do not have to return the Form as they will receive gross distributions as long as the distributions are paid to their respective CPFIS and SRS accounts.

DECLARATION IN INCOME TAX RETURN

The Taxable Income Distribution component is considered as income for the year 2027. Beneficial owners of the Taxable Income Distribution component, other than those who are exempt from tax on the Taxable Income Distribution component or who are entitled to the reduced rate of 10.0%, are required to declare the Taxable Income Distribution component as taxable income in their income tax return for the year of assessment 2028.

For the avoidance of doubt, the tax exemption for individuals under section 13(1)(zh) of the Income Tax Act 1947 does not apply to distributions received by individuals through a partnership in Singapore or from the carrying on of a trade, business or profession. Such individual Unitholders must declare the Taxable Income Distribution component received as income in their tax returns, notwithstanding that they may receive the amount at gross.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

With effect from 15 June 2020, CDP has implemented a Currency Conversion Service ("**CCY**"), which is a conversion and payment service that converts foreign currency cash distributions to Singapore Dollar (SGD) and credit them directly into CDP direct account holder's active Direct Crediting Service ("**DCS**") bank account. No action is required for CDP Securities Account holder with DCS, the CCY is automatically provided.

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by opting out of CCY **at least three (3) business days before payment date**.

Please refer to https://www.sgx.com/securities/retail-investor/cdp-faqs or contact CDP for further information on how to opt out of the CCY to receive distributions in U.S. dollars.

Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from U.S. dollars into Singapore dollars.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
5.00 p.m., Thursday, 19 November 2026	Closure of NTT DC REIT's Transfer Books and Register of Unitholders
5.00 p.m., Thursday, 3 December 2026	Corporate Unitholders and depository agents must have completed and returned the "*Declaration for Singapore Tax Purposes Form A and Form B*" to NTT DC REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
5.00 p.m., Thursday, 3 December 2026	Corporate Unitholders are reminded to submit the completed tax forms to NTT DC REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at least seven (7) calendar days before the validation deadline of 3 December 2026 Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to approximately 30.0% withholding taxes on the capital distribution (paid out of underlying U.S. sourced interest income).
Friday, 18 December 2026	Payment of distribution

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
11 November 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 is valued at about US$1.7 billion as at 31 March 2026, and has 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 ("NTT GDC"), is the third largest data center provider globally (excluding China). NTT GDC has a footprint of approximately 2,400 megawatts of IT power in operation and under construction 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.