



(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.)

ASSET VALUATION

Pursuant to Rule 703 of the listing manual of Singapore Exchange Securities Trading Limited, NTT DC REIT Manager Pte. Ltd., in its capacity as the manager of NTT DC REIT (the “**Manager**”), wishes to announce that it has obtained independent valuations for all properties owned by NTT DC REIT and its subsidiaries as at 31 March 2026.

The valuations are as follows:

Name of Property	Location	Valuer	Valuations as at 31 March 2026 (thousands)	
			Local currency	US\$
U.S.				
CA1	1200 Striker Ave, Sacramento, CA 95834, USA	Newmark Valuation & Advisory LLC	-	263,000
CA2	1312 Striker Ave, Sacramento, CA 95834, USA	Newmark Valuation & Advisory LLC	-	333,000
CA3	1625 W National Dr, Sacramento, CA 95834, USA	Cushman & Wakefield Regional LLC	-	222,000
VA2	44610 Guilford Dr, Ashburn, VA 20147, USA	Newmark Valuation & Advisory LLC	-	250,000
APAC				
SG1	51 Serangoon North Ave 4, Singapore 555858	Cushman & Wakefield Regional LLC	S\$401,000 ⁽¹⁾	310,684
EMEA				
VIE1	Computerstrasse 4, 1100 Vienna, Austria	Cushman & Wakefield Regional LLC	€254,000 ⁽²⁾	291,492
Total data center properties at valuation:				1,670,176
Less: Prepaid sales commissions ⁽³⁾				(2,963)
Total data center properties, at carrying value				1,667,213

Note:

- (1) Based on applicable March 2026 month end exchange rate of US\$1 to S\$1.29070.
- (2) Based on applicable March 2026 month end exchange rate of US\$1 to €0.87138.
- (3) The carrying value of data center properties are adjusted to exclude the separately recognised prepaid sales commission, as the fair value model reflects the economic impact of such prepaid sales commissions.

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.

Copies of the valuation reports for the above properties are available for inspection by prior appointment at the Manager's registered office at 8 Kallang Avenue, #14-01, Aperia, Singapore 339509 during normal business hours for three months from the date of this announcement.

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
12 May 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.