

2026 Annual General Meeting

28 July 2026



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Unitholders have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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.

NTT DC REIT Portfolio Overview

as at 31 March 2026



6 assets

Across U.S.,
EMEA, APAC



90.7 MW

Design IT Load



81.4%

Freehold Assets⁽¹⁾



95.1%

Occupancy Rate⁽²⁾



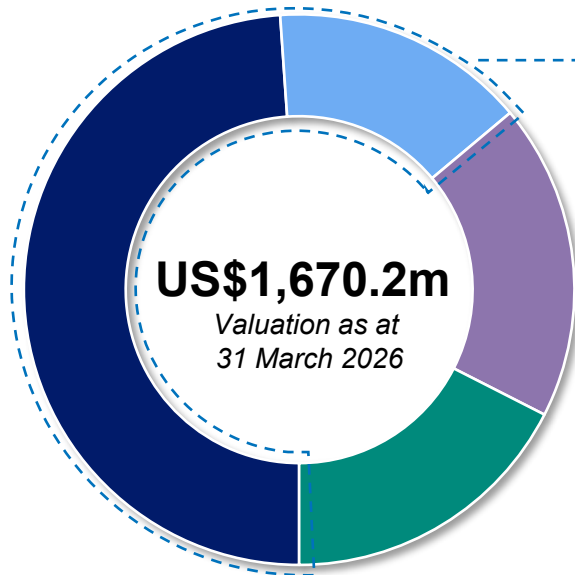
4.5 years

WALE⁽³⁾



100%

Tier-III equivalent



U.S.: 63.9%



Northern Virginia: 15.0%
Largest market in the world



Northern California: 48.9%
8th largest market in the U.S.

APAC: 18.6%



Singapore: 18.6%
2nd largest market in APAC

EMEA: 17.5%



Vienna: 17.5%
Fast-growing market in EMEA

Notes:

(1) Based on valuation as at 31 March 2026.

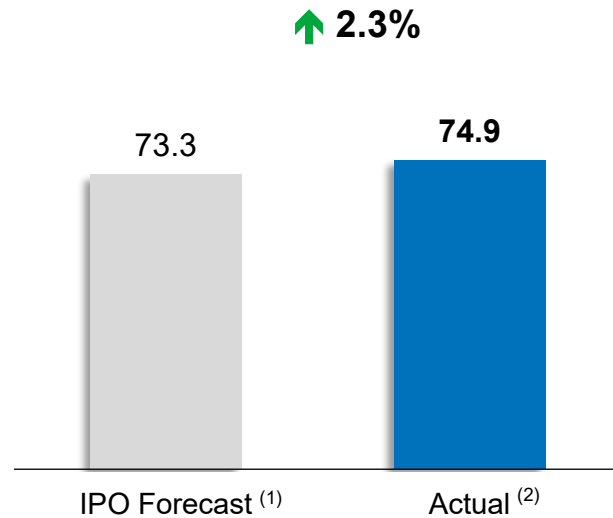
(2) Contracted IT capacity divided by total design IT capacity as at 31 March 2026.

(3) Weighted by total monthly base rent as at 31 March 2026.

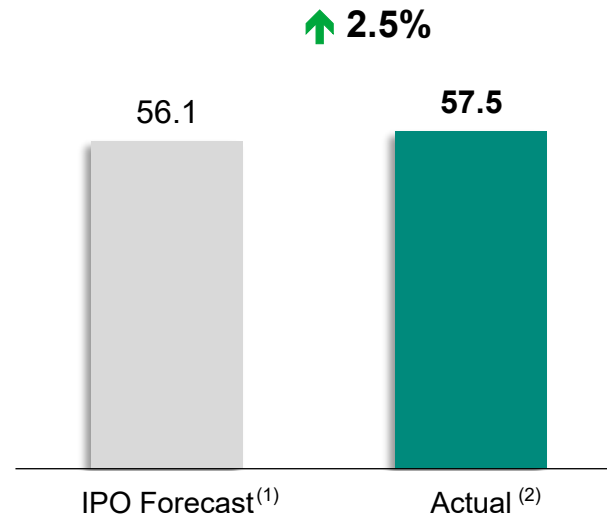
Outperformance Against IPO Forecast

Driven by Operational Strength and Positive FX

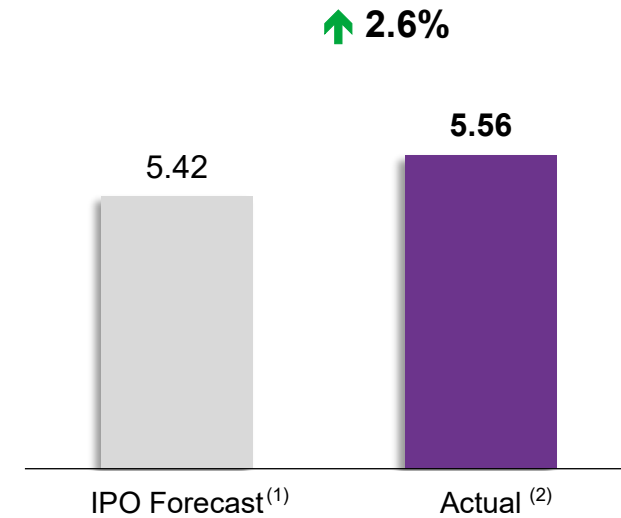
Net Property Income (US\$m)



Distributable Income (US\$m)



Distribution Per Unit (US cents)



Notes:

- (1) The initial public offering forecast ("IPO Forecast") includes contributions from VIE1 for the period from 1 July 2025 to 31 March 2026 and from the other IPO Properties for the period from the Listing Date to 31 March 2026, which were directly extracted from the forecast for the corresponding period within the Forecast Year 9M25/26 as disclosed in the Prospectus. The IPO Forecast excludes VIE1's contribution from 27 June 2025 (being the VIE1 Completion Date) to 30 June 2025 as it is not significant.
- (2) NTT DC REIT completed the acquisition of one property located in Vienna, Austria ("VIE1") on 27 June 2025 (the "VIE1 Completion Date"), and completed the acquisition of the remaining portfolio on 14 July 2025 ("Listing Date", and together with the VIE1 Completion Date, the "Completion Dates"). The actual financial results reported cover the period from 28 March 2025 (the "Date of Constitution") to 31 March 2026 and include the financial performance of the properties from their respective Completion Dates.

Key Highlights for FY25/26

Strong leasing momentum driven by steady demand

- Delivered robust rental reversion of **+8.5%** in FY25/26 and **+13.7%⁽¹⁾** including NTT Singapore's lease renewal



Portfolio Valuation

US\$1,670.2m

11.3% Growth from the IPO Purchase Consideration of US\$1,500.0 million



Portfolio Occupancy

95.1%

Committed Portfolio Occupancy: 98.5%⁽²⁾



Rental Reversion

+8.5%

Secured Lease Renewals with Monthly Base Rent of US\$1.3 million

Strong balance sheet to pursue growth opportunities

- Portfolio 100% unencumbered, with all loans unsecured
- Aggregate leverage remains healthy at **31.3%** after distribution payment
- No debt maturities over the next two years, with additional flexibility provided by two one-year extension options



Aggregate Leverage

29.2%

Post Distribution: 31.3%



Average Term to Maturity

2.3 years



Weighted Average Cost of Debt

4.01%



Fixed Rate Debt

70.0%



Interest Coverage Ratio

4.2x



Debt / EBITDA ratio

5.8x

Notes:

(1) The rental reversion from the renewed Master Services Agreement ("MSA") with NTT Singapore will be recorded in 1Q FY26/27.

(2) Including leases committed in 4Q FY25/26 which have yet to commence.

Resilient Income Supported by Diversification and Built-In Escalations

Top 10 Customers by Total Monthly Base Rent⁽¹⁾

Customer	% of Total Monthly Base Rent	WALE	Credit Rating ⁽²⁾	
			Moody's	S&P
1 Fortune 100 U.S. automotive company	31.5%	7.5	Baa3	BBB
NTT Group	12.5%	2.2	A3	BBB+
2 Fortune 100 U.S. software company	10.0%	6.4	Aaa	AAA
3 Fortune 100 U.S. software company	5.4%	4.2	Baa2	BBB
4 Global digital platform	4.2%	0.9	A3	A-
5 Fortune 100 U.S. technology company	3.4%	3.8	A3	A-
6 Global software company	2.5%	4.4	-	B
7 Global technology company	1.6%	3.1	Ba2	BB+
8 Global technology company	1.5%	1.2	-	-
9 Global technology company	1.4%	0.1	A3	A-
10 Global technology company	1.4%	5.2	Baa2	BB+
Top 10 Total (excl. NTT)	62.9%			
Top 10 Total (+ NTT Group)	75.4%			

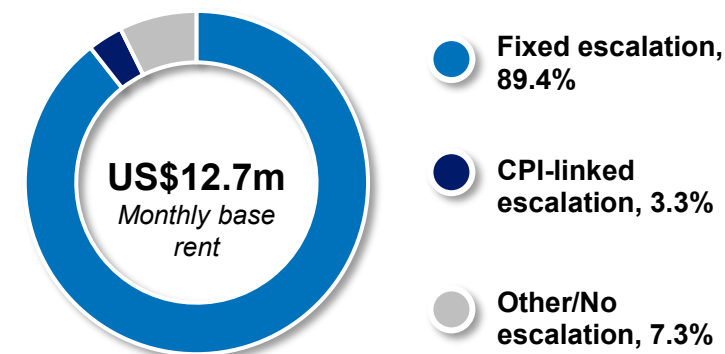
Notes:

(1) As at 31 March 2026.

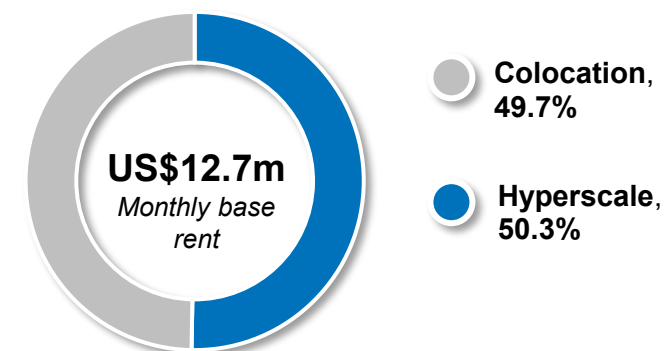
(2) Credit rating of the parent group if available, as of 31 May 2026.

(3) Weighted average escalation based on monthly base rent as of 31 March 2026.

89.4% of leases incorporate fixed escalations, averaging 3.1%⁽³⁾



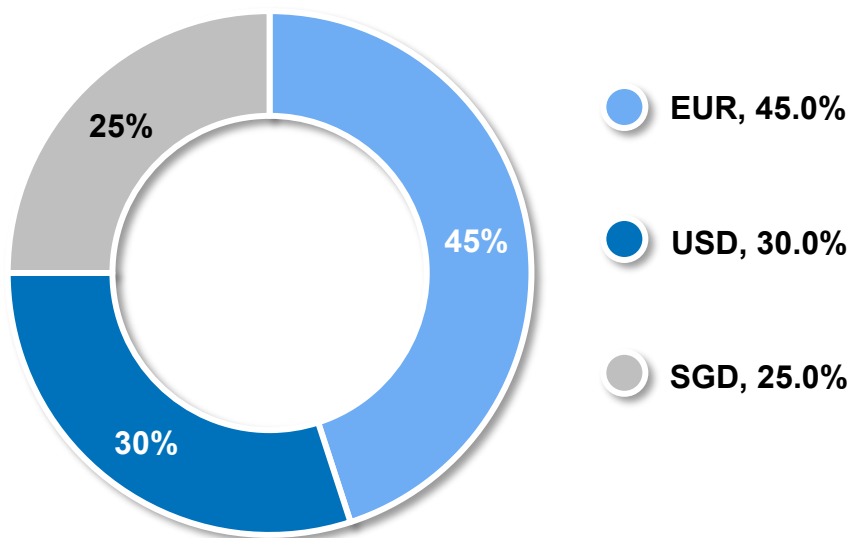
Balanced Mix of Hyperscale and Colocation Customers



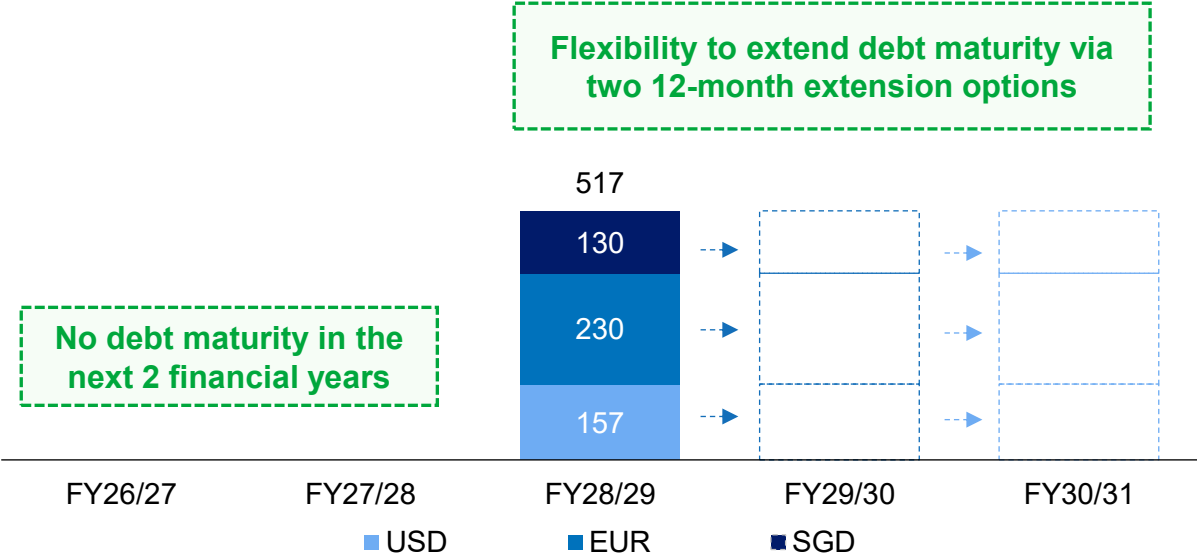
Disciplined Capital Management

Debt currency profile⁽¹⁾

Foreign currency exposure managed through natural hedges and forward contracts, where feasible and cost-effective



Debt Maturity Profile⁽¹⁾ (US\$ million)



Note:
(1) As at 31 March 2026.

Key Milestones

	Achieved	Ongoing
	Renewed SG1 MSA⁽¹⁾ at +23% Rental Reversion 23% Rental Reversion 5% Annual Escalation 3-year Lease Term • Renewed agreement with NTT Singapore, rent increased from S\$385/kW to S\$474/kW, with 5% annual escalations • >10% increased in MBR from NTT Singapore • Extended to 3-year lease term starting from 1 April 2026 • NTT Singapore remains as the anchor tenant with 2.7MW contracted capacity • In active discussions with prospective tenants to backfill 0.3MW of returned capacity	 Potential Change to the Management Fee Structure • To enhance alignment with Unitholders • Targeting to hold the EGM by 3Q FY26/27  Strengthening Portfolio Quality • Capitalising on Sponsor's ROFR pipeline to pursue accretive acquisitions and create long-term value to Unitholders

Note:

(1) The rental reversion from the renewed MSA with NTT Singapore will be recorded in 1Q FY26/27.

Thank You

For more information, please visit: www.nttdcreit.com

