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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) or the securities laws of any other jurisdiction. The Units may not be offered, sold, or delivered within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Units are being offered and sold only outside of the United States in offshore transactions as defined in and in reliance on and in compliance with the exemption from registration provided by Regulation S under the Securities Act and in a transaction pursuant to an exemption from the registration requirements under the Securities Act, or pursuant to another exemption from registration under the Securities Act. No public offering of securities is being made 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.



(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.)

## **BALLOTING ANNOUNCEMENT**

**OFFERING IN RESPECT OF 599,887,100 UNITS (THE “UNITS”) REPRESENTING UNDIVIDED INTERESTS IN NTT DC REIT (THE “OFFERING”) FOR SUBSCRIPTION AT THE OFFERING PRICE OF US\$1.00 PER UNIT COMPRISING:**

- I. AN INTERNATIONAL PLACEMENT OF 569,887,100 UNITS TO INVESTORS (THE “PLACEMENT TRANCHE”); AND**
- II. AN OFFERING OF 30,000,000 UNITS TO THE PUBLIC IN SINGAPORE (THE “SINGAPORE PUBLIC OFFER”),**

**SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO 51,474,000 UNITS (THE “OVER-ALLOTMENT OPTION”).**

Merrill Lynch (Singapore) Pte. Ltd. and UBS AG, Singapore Branch are the joint issue managers for the Offering (the “ <b>Joint Issue Managers</b> ”), Merrill Lynch (Singapore) Pte. Ltd., UBS AG, Singapore Branch and Mizuho Securities (Singapore) Pte. Ltd. are the joint global coordinators for the Offering (the “ <b>Joint Global Coordinators</b> ”), and Merrill Lynch (Singapore) Pte. Ltd., UBS AG, Singapore Branch, Mizuho Securities (Singapore) Pte. Ltd., Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. are the joint bookrunners and underwriters for the Offering (the “ <b>Joint Bookrunners and Underwriters</b> ”).
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*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of NTT DC REIT dated 7 July 2025 and registered with the Monetary Authority of Singapore on 7 July 2025 (the “**Prospectus**”).*

**TOTAL NUMBER OF UNITS COMPRISED IN THE OFFERING**

The total number of Units in the Offering is 599,887,100, comprising 569,887,100 Units offered under the Placement Tranche and 30,000,000 Units offered Units to the public in Singapore. In addition, Merrill Lynch (Singapore) Pte. Ltd., as stabilising manager (the **"Stabilising Manager"**) (or any of its affiliates or other persons acting on its behalf), on behalf of the Joint Bookrunners and Underwriters, has over-allotted an additional 51,474,000 Units (the **"Over-Allotted Units"**), all of which were allocated to applicants under the Placement Tranche.

Such over-allotment will be covered through Units to be borrowed by the Stabilising Manager from NTT Limited (the **"Unit Lender"**), pursuant to the unit lending agreement between the Stabilising Manager (directly or through its affiliates) and the Unit Lender (the **"Unit Lending Agreement"**), prior to the commencement of trading of the Units on SGX-ST. Under the Unit Lending Agreement, the obligation of the Stabilising Manager to return the Over-Allotted Units will be discharged by returning an equivalent number of Units to the Unit Lender either through the purchase of Units in the open market by undertaking stabilising actions and/or through the exercise of the Over-Allotment Option.

## **INDICATIONS OF INTEREST AND APPLICATIONS RECEIVED**

The Board of Directors of NTT DC REIT Manager Pte. Ltd. (as manager of NTT DC REIT) (the **"Manager"**), is pleased to announce that, as at the close of bookbuilding on 4 July 2025, indications of interest for the Placement Tranche in excess of US\$2.2 billion, or approximately 4.0 times the value of the Placement Tranche available for subscription, were received resulting in the Placement Tranche being fully subscribed.

In addition, as at the close of the Singapore Public Offer at 12.00 noon on 10 July 2025 excluding applications by connected persons and persons mentioned in Rule 240 of the Listing Manual of the SGX-ST (the **"Listing Manual"**), there were 14,166 valid applications for the 30,000,000 Units available to the public for subscription. These applicants applied for an aggregate of 294,811,000 Units under the Singapore Public Offer, with application monies received amounting to approximately S\$376.2 million. Based on 30,000,000 Units available to the public for subscription and valid applications received for 294,811,000 Units, excluding applications by connected persons and persons mentioned in Rule 240 of the Listing Manual, the Singapore Public Offer was approximately 9.8 times subscribed.

Based on the 599,887,100 Units available for subscription under the Offering, the Offering was approximately 4.6 times subscribed (based on the indications of interest received, valid acceptances and valid applications for the Units, excluding Units validly subscribed for by connected persons and persons mentioned in Rule 240 of the Listing Manual).

In addition, Merrill Lynch (Singapore) Pte. Ltd., as stabilising manager (the **"Stabilising Manager"**), on behalf of the Joint Bookrunners and Underwriters, has over-allotted an additional 51,474,000 Units (the **"Over-Allotment Units"**), all of which were allocated to applicants under the Placement Tranche. Such over-allotment will be covered through Units to be borrowed by the Stabilising Manager from NTT Limited (the **"Unit Lender"**), prior to the commencement of trading of the Units on the Singapore Exchange Securities Trading Limited (the **"SGX-ST"**), pursuant to the unit lending agreement entered into between the Stabilising Manager (or any of its affiliates or other persons acting on its behalf) and the Unit Lender. The obligation of the Stabilising Manager (or any of its

affiliates or other persons acting on its behalf) to return the Over-Allotment Units will be discharged by either returning an equivalent number of Units to the Unit Lender through the purchase of Units in the open market in the conduct of stabilising activities, or through the exercise of the Over-Allotment Option, or a combination of both.

## PLACEMENT TRANCHE

The spread of placees under the Placement Tranche (inclusive of the Over-Allotment Units) that have been validly allotted and/or allocated is as follows:

Range of Units allocated	Number of Placees
1,000 to 9,900	-
10,000 to 49,900	-
50,000 to 99,900	2
100,000 to 499,900	19
500,000 to 999,900	17
1,000,000 and above	78
<b>Total</b>	<b>116</b>

## SINGAPORE PUBLIC OFFER

To ensure a reasonable and equitable spread of Unitholders, the Manager has decided, in consultation with the Joint Bookrunners and Underwriters, on the following basis of allocation for the Singapore Public Offer:

Range of Units applied for	Balloting ratio	Number of Units allocated per successful applicant	Percentage of total number of Units available under the Singapore Public Offer (%)	Number of successful applicants
1,000 to 4,900	25:50	1,000	5.6	1,696
5,000 to 9,900	25:50	2,000	9.2	1,380
10,000 to 19,900	25:50	4,000	26.2	1,963
20,000 to 49,900	25:50	6,000	24.6	1,230
50,000 to 99,900	25:50	10,000	15.9	476
100,000 to 199,900	25:50	15,000	13.3	267
200,000 to 499,900	25:50	19,000	3.5	55
500,000 to 999,900	25:50	25,200	1.3	15
1,000,000 and above	25:50	31,000	0.4	4
<b>Total</b>			<b>100.0</b>	<b>7,086</b>

## RULES 232 AND 240 OF THE LISTING MANUAL

Pursuant to Rules 232 and 240 of the Listing Manual, and to the best of the knowledge and belief of the Joint Bookrunners and Underwriters, after having taken all reasonable steps and making all

reasonable enquiries, the following person specified under Rules 232 and 240 has been allocated the following number of Units pursuant to the Offering:

<b>Name of Unitholder</b>	<b>Relationship</b>	<b>Number of Units allocated</b>	<b>Circumstances giving rise to the interest</b>
Tan Ser Ping	Director of the Manager	500,000	Allocated under the Placement Tranche
Sandip Talukdar	Director of the Manager	50,000	Allocated under the Placement Tranche
DBS Bank Ltd.	Joint Bookrunner and Underwriter	1,000,000	Allocated under the Placement Tranche
T. Rowe Price Associates, Inc	Substantial Unitholder	53,151,500	Allocated under the Placement Tranche
UBS Asset Management (Singapore) Ltd.	Member of same group of companies as UBS AG, Singapore Branch	1,500,000	Allocated under the Placement Tranche
<b>Total</b>		<b>56,201,500</b>	

Should it subsequently come to the attention of the Joint Bookrunners and Underwriters that there are such other persons specified under Rules 232 and 240 of the Listing Manual who have acquired Units pursuant to the Offering, an appropriate announcement, through SGXNET, will be made before trading commences at 2.00 p.m. on 14 July 2025.

#### **COMMENCEMENT OF TRADING AND REFUNDS**

It is expected that the Units will be credited to the securities accounts of the successful applicants with The Central Depository (Pte) Limited (“**CDP**”) by 2.00 p.m. on 14 July 2025 and will be traded in U.S. dollars under the book-entry (scripless) settlement system of CDP.

The Units are expected to commence trading on a “ready” basis at 2.00 p.m. on 14 July 2025, subject to the SGX-ST being satisfied that all conditions necessary for the commencement of trading in the Units on a “ready” basis have been fulfilled. There will be **NO** trading of the Units through the SGX-ST on a “when-issued” basis.

Monies paid in respect of unsuccessful applications using printed Application Forms are expected to be returned (without interest or any share of revenue or other benefit arising therefrom) to the applicants by ordinary post within 24 hours of the balloting of applications at the applicant’s own risk. Where an application using a printed Application Form is rejected or accepted in part only, the balance of the application monies will be refunded (without interest or any share of revenue or other benefit arising therefrom) to the applicant by ordinary post at the applicant’s own risk within 14 Market Days after the close of the Offering, PROVIDED THAT the remittance accompanying such application which has been presented for payment or other processes has been honoured and the

application monies received in the designated unit issue account.

Where an Electronic Application is unsuccessful, the full amount of the application monies will be returned (without interest or any share of revenue or other benefit arising therefrom) to the applicant by being automatically credited to the applicant's account with the Participating Bank, at the applicant's own risk, within 24 hours of the balloting of applications, PROVIDED THAT the remittance in respect of such application which has been presented for payment or other processes has been honoured and the application monies received in the designated unit issue account.

Where an Electronic Application is accepted in part only, the balance of the application monies will be returned (without interest or any share of revenue or other benefit arising therefrom) to the applicant by being automatically credited to the applicant's account with the Participating Bank, within 14 Market Days after the close of the Offering PROVIDED THAT the remittance in respect of such application which has been presented for payment or other processes has been honoured and the application monies received in the designated unit issue account.

For enquiries on the results of their applications, applicants may also call CDP at 6535 7511 using their T-PIN. To sign up for the service, applicants may contact CDP's customer service officers for an application form.

The Board wishes to thank all investors who have applied for the Units, the relevant authorities and all who have helped in one way or another in the initial public offering of NTT DC REIT, for their support and assistance.

The details and results of the Offering as set out in this announcement will be published in The Business Times on 14 July 2025.

Issued jointly by

**Merrill Lynch (Singapore) Pte. Ltd.**  
**UBS AG, Singapore Branch**  
**Mizuho Securities (Singapore) Pte. Ltd.**  
**Citigroup Global Markets Singapore Pte. Ltd.**  
**DBS Bank Ltd.**  
(as the Joint Bookrunners and Underwriters)

For and on behalf of

**NTT DC REIT Manager Pte. Ltd.**  
(UEN: 202450721M)  
**(as manager of NTT DC REIT)**

11 July 2025

## IMPORTANT NOTICE

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for the Units 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. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the Offering. The Offering is made by the Manager. Anyone wishing to subscribe for or purchase the Units will need to make an application in the manner set out in the Prospectus.

The past performance of NTT DC REIT is not indicative of future performance. The listing of the units in NTT DC REIT (“**Units**”) on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) does not guarantee a liquid market for the Units.

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 NTT DC REIT, the Manager, Perpetual (Asia) Limited, as trustee of NTT DC REIT, the Sponsor, the Joint Issue Managers, the Joint Global Coordinators, the Joint Bookrunners and Underwriters, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The holders of Units have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of 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. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Announcement. None of the Manager or any of its affiliates, advisers or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Announcement or its contents or otherwise arising in connection with this Announcement.

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