NTT DC REIT AND ITS SUBSIDIARIES (COLLECTIVELY, THE "GROUP")
CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

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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.

Sensitivity Label: General

INTRODUCTION

Overview

NTT DC REIT (the "**Trust**") is a Singapore real estate investment trust ("**S-REIT**") listed on the Main Board of Singapore Exchange Securities Trading Limited and sponsored by NTT Limited ("**Sponsor**"), which is part of the NTT Group, a major global IT services and telecommunications group with a leading global data centre business. The Sponsor is a wholly-owned subsidiary of NTT DATA, Inc., which is in turn approximately 55% held by NTT DATA Group Corporation ("**NTT DATA Group**") and approximately 45% held by NTT, Inc. The NTT Group, through its global data centre business, NTT Global Data Centers ("**NTT GDC**"), is the third largest data centre provider globally (excluding China). In this report, the **Sponsor Group** refers to NTT Limited and its direct and indirect subsidiaries.

NTT DC REIT is 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 centre purposes, as well as assets necessary to support the digital economy.

NTT DC REIT seeks to create long-term, sustainable value for all stakeholders through ownership and operation of a stabilised and diversified portfolio of mission-critical data centre facilities concentrated in select global markets.

As at 30 September 2026, NTT DC REIT's portfolio comprises six data centres – three located in California, the United States (the "**US**") (CA1, CA2 and CA3 (collectively "**CA1-3**")), one in Virginia, the US ("**VA2**"), one located in Vienna, Austria ("**VIE1")** and one located in Singapore ("**SG1**") (collectively, the "**IPO Portfolio**" or "**IPO Properties**").

The IPO Properties are freehold save for SG1 which is a leasehold (with an initial lease term until August 2040 which is the initial term of the lease with a covenant by the JTC Corporation to grant a further 30-year term until 2070 subject to the fulfilment of certain conditions under the lease).

Financial Statements Presentation and Announcement

NTT DC REIT is announcing its financial results for the half year ended 30 September 2026 ("**1H FY26/27**"). The comparative figures cover the financial periods from 28 March 2025 (the "**Date of Constitution**") to 30 September 2025 **("1H FY25/26")**. NTT DC REIT Manager Pte. Ltd., as manager of NTT DC REIT (the "**Manager**"), is adopting half-year announcement of financial statements. The Manager will continue its regular stakeholder engagement initiatives to keep Unitholders updated on material developments between the announcements of half-yearly financial statements.

Distribution Policy

NTT DC REIT's distribution policy is to distribute 100% of its annual distributable income for the period from Listing Date to 31 March 2027. Thereafter, NTT DC REIT will distribute at least 90% of its annual distributable income for each financial year. The actual level of distribution will be determined at the Manager's discretion.

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SUMMARY OF NTT DC REIT RESULTS
FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

Group	1H FY26/27		
	Actual	IPO Forecast [1]	Variance [2]
	US$'000	US$'000	%
Gross revenue	119,798	117,395	2.0%
Property operating expenses	(63,992)	(64,173)	(0.3%)
Net property income (NPI)	55,806	53,222	4.9%
Distributable income to Unitholders [3]	45,020	40,928	10.0%
Distribution per Unit (DPU) (US cents) [4]	4.32	3.93	10.0%
Annualised distribution yield [5]	9.35%	7.86%	149 bps

Footnotes:

[1] The IPO Forecast for 1H FY26/27 were derived by pro-rating the figures for the Projection Year FY26/27 as disclosed in NTT DC REIT's initial public offering prospectus dated 7 July 2025 (the "**Prospectus**").

[2] For information on the variance of the actual financial results against the IPO Forecast for 1H FY26/27, refer to Section I – Variance from IPO Forecast Statement for details.

[3] The distributable income to Unitholders is based on 100% of the income available for distribution to Unitholders.

[4] Actual 1H FY26/27 DPU of 4.32 US cents was calculated based on 1,041,425,228 issued Units entitled for distribution, representing the aggregate issued Units as at 30 September 2026. The Units to be issued in respect of the Manager's base fee for Q2 FY26/27, which is payable in Units has been excluded from the DPU computation of 1H FY26/27 as these Units will not be eligible for the distribution.

[5] The annualised distribution yield for 1H FY26/27 is calculated based on the market closing price of US$0.93 per Unit as at the last trading day of 1H FY26/27. The IPO Forecast distribution yield for 1H FY26/27 is based on the unit price of US$1.00 per Unit, as disclosed in the Prospectus.

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CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

	Note	Group 1H FY26/27	Group 1H FY25/26
		US$'000	US$'000
Revenue from colocation and power services		112,294	47,157
Other operating income		7,504	2,362
Gross revenue		**119,798**	**49,519**
Utilities		(37,698)	(14,682)
Real estate taxes and insurance		(1,726)	(3,280)
Repair and maintenance		(6,183)	(2,017)
Property management fees		(2,389)	(1,112)
Property management reimbursements		(6,969)	(3,376)
Other property expenses		(9,027)	(2,483)
Property operating expenses		**(63,992)**	**(26,950)**
Net property income		**55,806**	**22,569**
Depreciation of data centre properties		(38,212)	(16,271)
Finance income		158	116
Finance expenses	3	(10,524)	(4,760)
Manager's base fee		(4,389)	(1,740)
Manager's performance fee [1]		(1,953)	(790)
Trustee's fee		(112)	(63)
Other trust expenses		(1,721)	(585)
Other (losses)/gains		(733)	1,397
Loss before tax		**(1,680)**	**(127)**
Income tax credit/(expense)		6,420	(117)
Profit/(Loss) for the period, attributable to Unitholders		**4,740**	**(244)**
Other comprehensive income:			
Items that will not be reclassified subsequently to profit or loss:			
Revaluation of data centre properties, net of tax		33,945	15,284
Items that are or may be reclassified subsequently to profit or loss:			
Movement in fair value of derivative financial instruments [2]		3,804	(1,878)
Foreign currency translation movement [3]		990	(3,468)
		4,794	(5,346)
Other comprehensive income for the period, net of tax		**38,739**	**9,938**
Total comprehensive income for the period, attributable to Unitholders		**43,479**	**9,694**
Earnings per Unit (US cents) ("EPU")			
- basic and diluted		**0.46**	**(0.02)**

As NTT DC REIT completed the acquisition of VIE1 on 27 June 2025 (the "VIE1 Completion Date") and the acquisition of the remaining portfolio on 14 July 2025 (the "Listing Date", and together with the VIE1 Completion Date, the "Completion Dates"), the financial results for 1H FY25/26 cover the financial performance of the properties from their respective Completion Dates. Accordingly, comparisons between 1H FY25/26 and 1H FY26/27 are not meaningful, as the latter reflects a full six-month period of operations. For information on the variance of the actual financial results against the IPO Forecast for 1H FY26/27, refer to Section I – Variance from IPO Forecast Statement for details.

Footnotes:

(1) The manager's performance fee has been computed based on the existing fee structure at a rate of 3.5% of net property income per annum. As approved at the Extraordinary General Meeting ("EGM") held on 6 November 2026, the performance fee for FY26/27 will instead be calculated at 0.1% or 0.2% of the Deposited Property, depending on the growth in DPU for FY26/27 relative to the annualised DPU for FY25/26.

(2) These relate to fair value movement of interest rate swaps which were designated as cash flow hedges. The Group has entered into floating-to-fixed interest rate swaps to manage its interest rate risk.

(3) Foreign currency translation reserve movement arose from translation differences relating to financial statements of subsidiaries.

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CONDENSED INTERIM CONSOLIDATED DISTRIBUTION STATEMENT FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

	Group 1H FY26/27	Group 1H FY25/26
	US$'000	US$'000
Profit/(Loss) after tax attributable to Unitholders	**4,740**	**(244)**
Distribution adjustments		
Depreciation of data centre properties [(1)]	38,212	16,271
Amortisation of upfront debt financing costs [(2)]	594	202
Other amortisation expenses	994	8
Manager's base fee payable in units	4,389	1,740
Manager's performance fee payable in units	1,953	790
Trustee's fee	112	63
Net changes in fair value on derivatives	(61)	-
Deferred taxes	(6,756)	-
Unrealised foreign exchange losses/(gains), net	247	(1,397)
Write-off of equipment at data centre properties	596	-
Net distribution adjustments	**40,280**	**17,677**
Income available for distribution to Unitholders [(3)]	**45,020**	**17,433**
DPU (US cents) [(3)]	**4.32**	**1.69**

As NTT DC REIT completed the acquisition of VIE1 on 27 June 2025 (the "VIE1 Completion Date") and the acquisition of the remaining portfolio on 14 July 2025 (the "Listing Date", and together with the VIE1 Completion Date, the "Completion Dates"), the financial results for 1H FY25/26 cover the financial performance of the properties from their respective Completion Dates. Accordingly, comparisons between 1H FY25/26 and 1H FY26/27 are not meaningful, as the latter reflects a full six-month period of operations. For information on the variance of the actual financial results against the IPO Forecast for 1H FY26/27, refer to Section I – Variance from IPO Forecast Statement for details.

Footnotes:

(1) Depreciation on data centre properties is added as a distribution adjustment as this is a non-cash expense incurred.

(2) Upfront debt-related transaction costs are amortised over the life of the loans and borrowings.

(3) The income available for distribution and DPU to Unitholders is based on 100% of the taxable income available for distribution to Unitholders.

NTT DC REIT declares distributions on a half-yearly basis. Please refer to Section K – Distributions for further information.

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CONDENSED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2026

	FS Note	Group		Trust	
		30 September 2026	31 March 2026	30 September 2026	31 March 2026
		US$'000	US$'000	US$'000	US$'000
Non-current assets					
Data centre properties	4	1,670,592	1,667,213	-	-
Investment in subsidiaries		-	-	1,299,356	1,304,656
Loans to a subsidiary		-	-	33,909	33,578
Other receivables		2,396	5,186	-	-
Restricted cash [(1)]		6,904	7,000	-	-
Derivative financial assets		5,505	2,114	3,277	669
Total non-current assets		**1,685,397**	**1,681,513**	**1,336,542**	**1,338,903**
Current assets					
Trade and other receivables		47,663	46,292	11,438[(2)]	15,108[(2)]
Cash and cash equivalents		33,432	45,992	1,677	9,983
Total current assets		**81,095**	**92,284**	**13,115**	**25,091**
Total assets		**1,766,492**	**1,773,797**	**1,349,657**	**1,363,994**
Current liabilities					
Trade and other payables		34,820	42,574	22,742[(3)]	27,888[(3)]
Derivatives financial liabilities		-	61	-	61
Current tax payable		2,020	1,375	25	25
Total current liabilities		**36,840**	**44,010**	**22,767**	**27,974**
Non-current liabilities					
Other payables		413	483	-	-
Loans and borrowings	5	523,242	512,140	367,698	354,674
Preference shares		124	124	-	-
Derivatives financial liabilities		-	382	-	382
Deferred tax liabilities		32,123	35,241	-	-
Total non-current liabilities		**555,902**	**548,370**	367,698	**355,056**
Total liabilities		**592,742**	**592,380**	**390,465**	**383,030**
Net assets		**1,173,750**	**1,181,417**	**959,192**	**980,964**
Represented by:					
Unitholders' funds					
Units in issue		1,005,127	998,785	1,005,127	998,785
Foreign currency translation reserve [(4)]		(4,798)	(5,788)	-	-
Hedging reserve		5,536	1,732	3,277	288
Revaluation reserve		217,499	183,554	-	-
Retained earnings		(49,614)	3,134	(49,212)	(18,109)
Net assets attributable to Unitholders		**1,173,750**	**1,181,417**	**959,192**	**980,964**
Net asset value per Unit ("NAV") (US$) [(5)]		**1.12**	**1.14**	**0.92**	**0.94**

Footnotes:

(1) Restricted cash presents amount deposited with financial institution as security for an obligation to one of the power utilities suppliers.

(2) Trade and other receivables of the Trust include amount due from intergroup companies and other non-trade items.

(3) Trade and other payables of the Trust include amount due to intergroup companies and other non-trade items.

(4) Foreign currency translation reserve loss arose from movements of Euro and Singapore Dollar against US Dollar for translation relating to financial statements of subsidiaries.

(5) The computation of NAV is based on number of Units in issue and to be issued at the end of the period. Please refer to Section G - Net Asset Value and Net Tangible Asset per Unit for further information.

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CONDENSED INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN UNITHOLDERS' FUNDS FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

Group	Units in issue US$'000	Foreign currency translation reserve US$'000	Hedging reserve US$'000	Revaluation reserve US$'000	Retained earnings US$'000	Total US$'000
At 1 April 2026	**998,785**	**(5,788)**	**1,732**	**183,554**	**3,134**	**1,181,417**
Total comprehensive income						
Profit for the period, representing total comprehensive income	**-**	**-**	**-**	**-**	**4,740**	**4,740**
Other comprehensive income						
Revaluation of data centre properties, net of tax	-	-	-	33,945	-	33,945
Movement in fair value of derivative financial instruments	-	-	3,804	-	-	3,804
Foreign currency translation movement	-	990		-	-	990
Total other comprehensive income for the period	**-**	**990**	**3,804**	**33,945**	**-**	**38,739**
Total comprehensive income for the period	**998,785**	**(4,798)**	**5,536**	**217,499**	**7,874**	**1,224,896**
Transactions with Unitholders, recognised directly in Unitholders' funds						
Manager's base fee payable in Units	4,389	-	-	-	-	4,389
Manager's performance fee payable in Units	1,953	-	-	-	-	1,953
Distribution to Unitholders	-	-	-	-	(57,488)	(57,488)
Total transactions with Unitholders for the period	**6,342**	**-**	**-**	**-**	**(57,488)**	**(51,146)**
As at 30 September 2026	**1,005,127**	**(4,798)**	**5,536**	**217,499**	**(49,614)**	**1,173,750**
At 28 March 2025 (Date of Constitution)	**-**[1]	**-**	**-**	**-**	**-**	**-**[1]
Total comprehensive income						
Loss for the period, representing total comprehensive income	**-**	**-**	**-**	**-**	**(244)**	**(244)**
Other comprehensive income						
Revaluation of data centre properties, net of tax	-	-	-	15,284	-	15,284
Movement in fair value of derivative financial instruments	-	-	(1,878)	-	-	(1,878)
Foreign currency translation movement	-	(3,468)	-	-	-	(3,468)
Total other comprehensive income for the period	**-**	**(3,468)**	**(1,878)**	**15,284**	**-**	**9,938**
Total comprehensive income for the period	**-**	**(3,468)**	**(1,878)**	**15,284**	**(244)**	**9,694**
Transactions with Unitholders, recognised directly in Unitholders' funds						
Issuance of new Units on Listing Date	1,030,210	-	-	-	-	1,030,210
Issue costs [2]	(40,272)	-	-	-	-	(40,272)
Manager's base fee payable in Units	1,740	-	-	-	-	1,740
Manager's performance fee payable in Units	790	-	-	-	-	790
Total transactions with Unitholders for the period	**992,468**	**-**	**-**	**-**	**-**	**992,468**
As at 30 September 2025	**992,468**	**(3,468)**	**(1,878)**	**15,284**	**(244)**	**1,002,162**

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Trust	Units in issue US$'000	Hedging reserve US$'000	Retained earnings US$'000	Total US$'000
At 1 April 2026	**998,785**	**287**	**(18,108)**	**980,964**
Total comprehensive income for the period				
Profit for the period	-	-	26,384	26,384
Other comprehensive income				
Movement in fair value of derivative financial instruments	-	2,990	-	2,990
Total other comprehensive income for the period	**-**	**2,990**	**-**	**2,990**
Total comprehensive income for the period	**998,785**	**3,277**	**8,276**	**1,010,338**
Transactions with Unitholders, recognised directly in Unitholders' funds				
Manager's base fees payable in Units	4,389	-	-	4,389
Manager's performance payable in Units	1,953	-	-	1,953
Distribution to Unitholders	-	-	(57,488)	(57,488)
Total transactions with Unitholders for the period	**6,342**	**-**	**(57,488)**	**(51,146)**
As at 30 September 2026	**1,005,127**	**3,277**	**(49,212)**	**959,192**
At 28 March 2025 (Date of Constitution)	**-[1]**	**-**	-	**-[1]**
Total comprehensive income for the period				
Loss for the period	-	-	(7,153)	(7,153)
Other comprehensive income				
Movement in fair value of derivative financial instruments	-	(1,843)	-	(1,843)
Total other comprehensive income for the period	**-**	**(1,843)**	**-**	**(1,843)**
Total comprehensive income for the period	**-**	**(1,843)**	(7,153)	**(8,996)**
Transactions with Unitholders, recognised directly in Unitholders' funds				
Issuance of new Units on Listing Date	1,030,210	-	-	1,030,210
Issue costs [2]	(40,272)	-	-	(40,272)
Manager's base fees payable in Units	1,740	-	-	1,740
Manager's performance payable in Units	790	-	-	790
Total transactions with Unitholders for the period	**992,468**	**-**	**-**	**992,468**
As at 30 September 2025	**992,468**	**(1,843)**	**(7,153)**	**983,472**

Footnotes:

(1) Less than US$1,000.

(2) Issue costs comprise of underwriting and selling commissions, professional fees and other issue expenses incurred for the initial public offering (the "IPO") of NTT DC REIT.

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CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

	Group 1H FY26/27	Group 1H FY25/26
	US$'000	US$'000
Cash flows from operating activities		
Profit/(Loss) for the period	4,740	(244)
Adjustments for:		
Depreciation of data centre properties	38,212	16,271
Amortisation of debt-related transaction costs	594	202
Other amortisation expenses	994	8
Manager's base fee payable in Units	4,389	1,740
Manager's performance fee payable in Units	1,953	790
Finance income	(158)	(116)
Finance expenses	9,930	4,558
Net change in fair value of derivatives	(61)	-
Unrealised foreign exchange losses/(gains), net	191	(1,397)
Write-off of equipment at data centre properties	596	-
Tax (credit)/expense	(6,420)	117
	54,960	21,929
Changes in:		
- Restricted cash	11	-
- Trade and other receivables	424	(15,913)
- Trade and other payables	(7,825)	8,277
Net cash generated from operations	**47,570**	**14,293**
Income tax paid	(303)	(1,157)
Net cash generated from operating activities	**47,267**	**13,136**
Cash flows from investing activities		
Acquisition of data centre properties and related assets and liabilities	-	(1,227,202)
Additions of capital expenditures to data centre properties	(4,500)	(4,537)
Interest received	158	116
Net cash used in investing activities	**(4,342)**	**(1,231,623)**
Cash flows from financing activities		
Proceeds from issuance of Units	-	772,657
Proceeds from loans and borrowings	22,044	536,781
Payment of transaction costs relating to issuance of Units	-	(15,715)
Payments of debt-related transaction costs	-	(4,693)
Repayment of loans and borrowings	(10,000)	(11,673)
Financing costs paid on loans and borrowings	(8,341)	(4,370)
Distribution paid to Unitholders	(57,488)	-
Net cash (used in)/generated from financing activities	**(53,785)**	**1,272,987**
Net (decrease)/increase in cash and cash equivalents	**(10,860)**	**54,500**
Cash and cash equivalents at the beginning of the period	45,992	-
Effects of exchange rate fluctuations on cash held in foreign currency	(1,700)	(652)
Cash and cash equivalents at end of the period	**33,432**	**53,848**

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NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

1 GENERAL

The Trust is a S-REIT constituted pursuant to the deed of trust dated 28 March 2025 entered into between the Manager and Perpetual (Asia) Limited (the "**Trustee**") as supplemented by a Deed of Confirmation and Ratification dated 9 April 2025 and as amended and restated by a First Amending and Restating Deed dated 27 June 2025 (and as may be amended, varied or supplemented from time to time) (collectively, the "**Trust Deed**"). The Trustee is under a duty to take into custody and hold the assets of the Group in trust for the Unitholders of the Trust.

The Trust was admitted to the Official List of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") on 14 July 2025 (the "Listing Date"). The Trust completed the acquisition of VIE1 on 27 June 2025 (the "VIE1 Completion Date"), and completed the acquisition of the remaining initial portfolio on the Listing Date.

The registered office and principal place of business of the Trustee is located at 38 Beach Road, #23-11, South Beach Tower, Singapore 189767 and 16 Collyer Quay, #07-01, Singapore 049318, respectively.

The registered office and principal place of business of the Manager is located at 8 Kallang Avenue, #14-01/02, Aperia Tower 1, Singapore 339509.

The principal activity of the Trust is investment holding. The principal activities of the Trust's subsidiaries are to own and invest, directly or indirectly, in a portfolio of income-producing real estate located globally, which are primarily used for data centre purposes, as well as assets necessary to support the digital economy. The Group seeks to create long-term, sustainable value for all stakeholders through ownership and operation of a stabilised and diversified portfolio of mission-critical data centre facilities concentrated in selected global markets.

2 MATERIAL ACCOUNTING POLICIES

2.1 Basis of Preparation

These condensed interim consolidated financial statements for the half year ended 30 September 2026 have been prepared in accordance with the IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board ("IASB"), and the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the relevant provisions of the Trust Deed. These condensed interim consolidated financial statements do not include all the disclosures required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last audited financial statements for the period from 28 March 2025 (date of constitution) to 31 March 2026. Accordingly, this report should be read in conjunction with the Group's Annual Report for the period from 28 March 2026 (date of constitution) to 31 March 2026 and any public announcements made by NTT DC REIT during the interim period.

The condensed interim consolidated financial statements are presented in US Dollars (USD or US$) and all values in the tables are rounded to the nearest thousand (US$'000), except when otherwise stated.

2.2 Changes in Accounting Policies

The accounting policies adopted by the Group in the preparation of the condensed interim consolidated financial statements are consistent with those applied in the preparation of the Group's Annual Report for the period from 28 March 2025 (date of constitution) to 31 March 2026.

2.3 Critical Accounting Judgments and Estimates

The preparation of the financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which facts and circumstances indicate that adjustments are required. The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period are disclosed in 6(d) – Level 3 fair value measurements.

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3 FINANCE EXPENSES

	Group 1H FY26/27	Group 1H FY25/26
	US$'000	US$'000
Interest expense on related party loans [1]	-	224
Interest expense on loans and borrowings with third parties	9,830	4,323
Amortisation of debt-related transaction costs	594	202
Other finance costs	100	11
	10,524	**4,760**

Note:

[1] This relates to interest on bridging loans provided by the Sponsor Group for the acquisition of VIE1 during the period between the VIE1 Completion Date and the Listing Date.

4 DATA CENTRE PROPERTIES

	Group 30 September 2026			
	Freehold land	Leasehold land	Data centre building	Total
	US$'000	US$'000	US$'000	US$'000
Cost or valuation				
At 1 April 2026	99,747	11,777	1,555,689	1,667,213
Additions	-	-	4,500	4,500
Write-off of equipment	-	-	(1,873)	(1,873)
Elimination of accumulated depreciation on revaluation	-	(411)	(36,478)	(36,889)
Fair value remeasurement	-	411	37,755	38,166
Translation difference	(602)	116	(39)	(525)
At 30 September 2026	99,145	11,893	1,559,554	1,670,592
Accumulated depreciation				
At 1 April 2026	-	-	-	-
Depreciation charge for the year	-	410	37,803	38,213
Write-off of equipment	-	-	(1,277)	(1,277)
Elimination of accumulated depreciation on revaluation	-	(411)	(36,478)	(36,889)
Translation difference	-	1	(48)	(47)
At 30 September 2026	-	-	-	-
Carrying amount				
At 30 September 2026	**99,145**	**11,893**	**1,559,554**	**1,670,592**

Sensitivity Label: General

	Group 31 March 2026			
	Freehold land	Leasehold land	Data centre building	Total
	US$'000	US$'000	US$'000	US$'000
Cost or valuation				
At 28 March 2025 (Date of Constitution)				
Acquisition value of IPO Portfolio	70,025	11,403	1,413,630	1,495,058
Additions	-	-	17,495	17,495
Write-off of equipment	-	-	(5,624)	(5,624)
Elimination of accumulated depreciation on revaluation	-	(541)	(45,101)	(45,642)
Fair value remeasurement	30,578	1,058	184,653	216,289
Translation difference	(856)	(143)	(9,364)	(10,363)
At 31 March 2026	99,747	11,777	1,555,689	1,667,213
Accumulated depreciation				
At 28 March 2025 (Date of Constitution)				
Depreciation charge for the year	-	541	49,454	49,995
Write-off of equipment	-	-	(4,210)	(4,210)
Elimination of accumulated depreciation on revaluation	-	(541)	(45,101)	(45,642)
Translation difference	-	-	(143)	(143)
At 31 March 2026	-	-	-	-
Carrying amount				
At 31 March 2026	**99,747**	**11,777**	**1,555,689**	**1,667,213**

Contractual commitments

At 30 September 2026, the Group had entered into contractual commitments for the acquisition of data centre equipment integral to the functioning of the data centres amounting to US$1,382,486 (31 March 2026: US$1,147,000).

Sensitivity Label: General

5 LOANS AND BORROWINGS

	Group		Trust	
	30 September 2026	31 March 2026	30 September 2026	31 March 2026
	US$'000	US$'000	US$'000	US$'000
Non-current				
Unsecured interest-bearing term loans ("Term Loan")	515,697	517,232	360,153	359,766
Revolving credit facilities	12,043	-	12,043	-
Less: Unamortised upfront debt-related transaction costs	(4,498)	(5,092)	(4,498)	(5,092)
	523,242	**512,140**	**367,698**	**354,674**

Terms and debt repayment schedule

Terms and conditions of the outstanding loans and borrowings are as follows:

	Nominal interest rate	Maturity	Group Face value	Trust Face value
	%		US$'000	US$'000
1H FY26/27				
US$ floating rate bank borrowings	SOFR[1] + margin	July 2028[4]	157,500	157,500
EUR floating rate bank borrowings	EURIBOR[2] + margin	July 2028[4]	130,875	130,875
SGD floating rate bank borrowings	SORA[3] + margin	July 2028[4]	227,322	71,778
US$ revolving credit facilities	SOFR[1] + margin	July 2028[5]	2,000	2,000
SGD revolving credit facilities	SORA[3] + margin	July 2028[5]	10,043	10,043
			527,740	372,196

70% of NTT DC REIT's term loans are hedged to fixed rates via interest rate instruments to mitigate interest rate exposure.

Notes:

(1) Secured Overnight Financing Rate
(2) Euro Interbank Offered Rate
(3) Singapore Overnight Rate Average
(4) The term loan has a three-year initial tenor up to July 2028, with two additional one-year extension options
(5) The revolving credit facilities have a three-year initial tenor up to July 2028, with two one-year extension options. Interest is payable based on same rates as the term loan facilities for the respective currencies.

As at 30 September 2026, the Group had total gross borrowings of US$528 million and US$48 million of unutilised revolving credit facilities to meet its future obligations. 70% of NTT DC REIT's Term Loan is hedged to fixed rates via interest rate instruments to mitigate interest rate exposure. The year-to-date all-in weighted average interest rate for borrowings, excluding upfront debt-related transaction costs, was 3.8%. Aggregate leverage, as defined in the Property Funds Appendix, was 29.9%.

Sensitivity analysis on the impact of changes in EBITDA [1] and weighted average interest rate on ICR [2]:

	ICR
For the trailing twelve-month period ended 30 September 2026	4.6 times
10% decrease in EBITDA [1]	4.2 times
100 basis point increase in the weighted average interest rate	3.9 times

Notes:

(1) EBITDA means earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives, data centre properties, and foreign exchange translation)

(2) ICR means a ratio that is calculated by dividing the trailing 12 months' earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives, data centre properties, and foreign exchange translation), by the trailing 12 months' interest expense, borrowing-related fees and distributions on hybrid securities.

Sensitivity Label: General

6 SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purposes of these financial statements, parties are considered to be related to the Group if the Group has the direct and indirect ability to control the party, jointly control or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals or other entities.

In the normal course of its business, the Group carried out transactions with related parties on terms agreed between the parties. During the period, in addition to those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties.

	Group 1H FY26/27	Group 1H FY25/26
	US$'000	US$'000
Revenue from colocation and power services from related parties	14,794	4,954
Other operating income from related parties	777	83
Manager's base fee payable in units	(4,389)	(1,740)
Manager's performance fee payable in units	(1,953)	(790)
Repair and maintenance fees paid/payable to related parties	(1,186)	-
Other property expenses paid/payable to related parties	(403)	-
Property management fees payable to related parties	(2,390)	(1,112)
Sales commissions payable to related parties	(2,189)	-
Property management reimbursements payable to related parties	(6,969)	(3,376)
Trustee's fee paid/payable	(112)	(63)
Finance cost paid to related parties [(1)]	-	(224)

Note:

(1) This relates to interest on bridging loans provided by the Sponsor Group for the acquisition of VIE1 during the period between the VIE1 Completion Date and the Listing Date.

7 FAIR VALUE OF ASSETS AND LIABILITIES

a) Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1: Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date;
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3: Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Sensitivity Label: General

b) Assets and liabilities measured at fair value

	30 September 2026			
	Quoted prices in active markets for identical instruments (Level 1)	Significant observable inputs other than quoted prices (Level 2)	Significant unobservable inputs (Level 3)	Total
	US$'000	US$'000	US$'000	US$'000
Group				
Non-financial asset				
Data centre properties	-	-	1,670,592	1,670,592
Total non-financial asset	-	-	1,670,592	1,670,592
Financial asset				
Derivative financial assets	-	5,505	-	5,505
Total financial asset	-	5,505	-	5,505
Trust				
Financial asset				
Derivative financial assets	-	3,277	-	3,277
Total financial asset	-	3,277	-	3,277

	31 March 2026			
	Quoted prices in active markets for identical instruments (Level 1)	Significant observable inputs other than quoted prices (Level 2)	Significant unobservable inputs (Level 3)	Total
	US$'000	US$'000	US$'000	US$'000
Group				
Non-financial asset				
Data centre properties	-	-	1,667,213	1,667,213
Total non-financial asset	-	-	1,667,213	1,667,213
Financial asset				
Derivative financial assets	-	2,114	-	2,114
Total financial asset	-	2,114	-	2,114
Financial liability				
Derivative financial liabilities	-	443	-	443
Total financial liability	-	443	-	443
Trust				
Financial asset				
Derivative financial assets	-	669	-	669
Total financial asset	-	669	-	669
Financial liability				
Derivative financial liabilities	-	443	-	443
Total financial liability	-	443	-	443

Sensitivity Label: General

c) Level 2 fair value measurements

Fair value measurement of derivative financial instruments

The fair value of interest rate swaps and foreign currency forward contracts are based on valuations provided by the financial institutions that are the counterparties of the transactions. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the reporting date.

d) Level 3 fair value measurements

The Group carries its data centre properties at revalued amounts with changes in fair value being recognised in other comprehensive income, determined annually by independent professional valuers based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The following table presents the valuation techniques and key inputs that were used to determine the fair value of the data centre properties which remains appropriate as at 30 September 2026.

Valuation technique	**Key unobservable inputs**	**Relationship between key unobservable inputs and fair value measurement**
Discounted cash flow method	• Discount rate of 7.25% - 9.00%	The estimated fair value would increase (decrease) if discount rate was lower (higher).
	• Terminal capitalisation rate of 6.00% - 7.00%	The estimated fair value would increase (decrease) if terminal capitalisation rate was lower (higher).
Direct capitalisation method	• Capitalisation rate of 4.50% - 6.50%	The estimated fair value would increase (decrease) if the capitalisation rate was lower (higher).
Sales comparison approach	• Price per square foot of US$14 – US$158 (applicable to fair values of land only)	The estimated fair value would increase (decrease) if sales price increase (decrease).

The Group's data centre properties are measured at fair value based on valuations performed by independent professional valuers at least once a year. For the condensed interim consolidated statement of financial position for the half year ended 30 September 2026, the carrying value of the Group's data centre properties was based on independent valuations as at 31 March 2026, taking into account, amongst others, capitalised expenditure during the six-month period.

e) Interest-bearing financial liabilities

The carrying amounts of loans and borrowings approximate their fair value as these loans and borrowings bear interest at floating rates and reprice at an interval of one to twelve months.

f) Other financial assets and liabilities

The carrying amounts of financial assets and financial liabilities with a maturity of less than one year (including cash and cash equivalents, trade and other receivables and trade and other payables) are assumed to approximate their values because of the short period to maturity. All other financial assets and liabilities are discounted to determine their fair values.

Sensitivity Label: General

8 SEGMENT ANALYSIS

For segment reporting purposes, the primary segment is by geography, and it comprises US, Austria and Singapore. Segment information is presented in respect of the Group's geographical segments. The operations of each of the Group's geographical segments are separately managed because of different economic and regulatory environments in which they operate in.

	US	Austria	Singapore	Total
	US$'000	**US$'000**	**US$'000**	**US$'000**
1H FY26/27				
Gross revenue	73,541	21,506	24,751	119,798
Property operating expenses	(42,323)	(11,643)	(10,026)	(63,992)
Net property income	**31,218**	**9,863**	**14,725**	**55,806**
Depreciation of data centre properties	(20,101)	(5,142)	(12,969)	(38,212)
Net property income after depreciation	**11,117**	**4,721**	**1,755**	**17,593**
Unallocated items:				
Finance income				158
Finance expenses				(10,524)
Manager's base fee				(4,389)
Manager's performance fee				(1,953)
Trustee's fee				(112)
Other trust expenses				(1,720)
Other losses				(733)
Loss before tax for the period				(1,680)
Income tax credit				6,420
Profit for the period				**4,740**
Segment assets	1,104,392	314,484	337,722	1,756,598
Other unallocated amounts				9,894
Total assets				**1,766,492**
Segment liabilities	(42,942)	(11,168)	(13,673)	(67,783)
Other unallocated amounts				(524,959)
Total liabilities				**(592,742)**
Other segment items:				
Capital expenditure	2,535	1,690	275	4,500

Sensitivity Label: General

	US	Austria	Singapore	Total
	US$'000	US$'000	US$'000	US$'000
1H FY25/26				
Gross revenue	29,856	9,760	9,903	49,519
Property operating expenses	(18,184)	(4,809)	(3,957)	(26,950)
Net property income	**11,672**	**4,951**	**5,946**	**22,569**
Depreciation of data centre properties	(9,042)	(2,498)	(4,731)	(16,271)
Net property income after depreciation	**2,630**	**2,453**	**1,215**	**6,298**
Unallocated items:				
Finance income				116
Finance expenses				(4,760)
Manager's base fee				(1,740)
Manager's performance fee				(790)
Trustee's fee				(63)
Other trust expenses				(585)
Other gains				1,397
Loss before tax for the period				**(127)**
Income tax expense				(117)
Loss for the period				**(244)**
Segment assets	1,002,352	291,499	286,802	1,580,653
Other unallocated amounts				27,007
Total assets				**1,607,660**
Segment liabilities	(23,992)	(177,484)	(25,147)	(226,623)
Other unallocated amounts				(378,875)
Total liabilities				**(605,498)**
Other segment items:				
Capital expenditure	2,153	1,781	603	4,537

9 SUBSEQUENT EVENT

On 11 November 2026, the Manager announced a distribution of 4.32 US cents per unit for the period from 1 April 2026 to 30 September 2026.

Sensitivity Label: General

OTHER INFORMATION

A. DETAILS OF ANY CHANGES IN UNITS

	Group and Trust 1H FY26/27	Group and Trust 1H FY25/26
Units in issue	**Units**	**Units**
At 1 April 2026 / 28 March 2025 (Date of Constitution)	1,033,950,746	- [1]
New Units issued at IPO	-	1,030,209,500
Management fees paid in Units	7,474,482	-
Total issued units as at end of period	**1,041,425,228**	**1,030,209,500**
New Units to be issued		
Management base and performance fees in Units to be issued [2]	2,392,545	2,529,705
Total issued and issuable Units as at end of period	**1,043,817,773**	**1,032,739,205**

Notes:

(1) Less than 1,000 units

(2) Units to be issued for payment of the base fee component of the Manager's management fee are calculated at each quarter end based on Market Price. Market Price shall be calculated based on the volume weighted average traded price for a Unit for all trades on the SGX-ST for the last 10 Business Days immediately preceding (a) the end date of the relevant calendar quarter (in relation to the Base Fee) and (b) the end date of the relevant financial year (in relation to the Performance Fee).

As approved at the EGM held on 6 November 2026, the performance fee for FY26/27 will be calculated at 0.1% or 0.2% of the Deposited Property, depending on the growth in DPU for FY26/27 relative to the annualised DPU for FY25/26. Where the Management Fee (base fee and performance fee) is paid in the form of Units, the Manager shall be entitled to receive such number of Units at an issue price equal to (a) NAV per Unit, where the Market Price is at or below the NAV per Unit; or (b) the Market Price, where the Market Price is above the NAV per Unit. For the purpose of the computation of the Management Fee only, the NAV per Unit shall be calculated as at the end date of (a) the relevant calendar quarter (in relation to the Base Fee) and (b) the relevant financial year (in relation to the Performance Fee). The amended Management Fee Unit issuance mechanism shall apply to the calculation of the Manager's Management Fee from 1 October 2026 onwards.

B. TOTAL NUMBER OF ISSUED UNITS

NTT DC REIT does not hold any treasury units as at 30 September 2026 and 31 March 2026.

	As at 30 September 2026	As at 31 March 2026
Total number of issued Units	**1,041,425,228**	**1,030,209,500**

C. SALES, TRANSFERS, DISPOSAL, CANCELLATION OR USE OF TREASURY UNITS

NTT DC REIT did not have any sales, transfers, disposals, cancellations, or use of any treasury units in 1H FY26/27 and 1H FY25/26.

D. AUDIT STATEMENT

(a) Whether the figures have been audited or reviewed and if so, which accounting standard or practice has been followed.

The figures have neither been audited nor reviewed by the auditors.

(b) Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter).

Not applicable.

Sensitivity Label: General

E. CHANGES IN ACCOUNTING POLICIES

(a) Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied.

Refer to Notes to the Condensed Interim Consolidated Financial Statements Note 2.2.

(b) If there are any changes in the accounting policies and method of computation, including any required by any accounting standard, what has changed, as well as the reasons for, and the effect of the change.

Refer to Notes to the Condensed Interim Consolidated Financial Statements Note 2.2.

F. EARNINGS PER UNIT ("EPU") AND DISTRIBUTION PER UNIT ("DPU")

	1H FY26/27	1H FY25/26
EPU		
Profit/(Loss) after tax attributable to Unitholders (US$'000)	4,740	(244)
Basic EPU		
Weighted average number of Units in issue [1]	1,040,289,608	1,030,209,500
Basic EPU (US cents)	0.46	(0.02)
Diluted EPU		
Weighted average number of Units in issue [1]	1,040,289,608	1,032,739,205
Diluted EPU (US cents)	0.46	(0.02)
DPU		
Income available for distribution to Unitholders (US$'000)	45,020	17,433
Number of Units in issue at end of period [2]	1,041,425,228	1,030,209,500
DPU (US cents) [2]	4.32	1.69

Notes:

[1] The weighted average number of Units was based on the number of Units in issue and issuable during the period.

[2] The DPU was calculated based on the issued Units as at 30 September 2026.

G. NET ASSET VALUE ("NAV") AND NET TANGIBLE ASSET ("NTA") PER UNIT

	As at 30 September 2026		As at 31 March 2026	
	Group	Trust	Group	Trust
Net assets (US$'000)	1,173,750	959,192	1,181,417	980,964
Number of Units in issue and to be issued ('000)	1,043,818[1]	1,043,818[1]	1,039,142	1,039,142
NAV and NTA per Unit [2] (US$)	1.12	0.92	1.14	0.94
Adjusted NAV and NTA per Unit [2] (US$) (excluding Distributable Income)	1.08	0.88	1.08	0.89

Notes:

[1] Number of Units in issue at the end of the period and the Units to be issued as payment of the Manager's base fee.

[2] NAV and NTA are the same as there were no intangible assets as at the end of the period.

H. REVIEW OF PERFORMANCE

Please refer to Section I - Variance from IPO Forecast Statement on the review of the actual results against the IPO Forecast results.

Sensitivity Label: General

I. VARIANCE FROM IPO FORECAST STATEMENT

	1H FY26/27		
	Actual	**IPO Forecast [1]**	**Variance**
Statement of Comprehensive Income	**US$'000**	**US$'000**	**%**
Revenue from colocation and power services	112,294	112,549	(0.2)
Other operating income	7,504	4,846	54.8
Gross revenue	**119,798**	**117,395**	**2.0**
Utilities	(37,698)	(38,061)	(1.0)
Real estate taxes and insurance	(1,726)	(6,212)	(72.2)
Repairs and maintenance	(6,183)	(5,436)	13.7
Property Management fees	(2,389)	(2,348)	1.8
Property management reimbursements	(6,969)	(8,097)	(13.9)
Other property expenses	(9,027)	(4,019)	124.6
Property operating expenses	**(63,992)**	**(64,173)**	(0.3)
Net Property Income	**55,806**	**53,222**	**4.9**
Depreciation of data centre properties	(38,212)	(36,978)	3.3[2]
Finance income	158	-	100
Finance expenses	(10,524)	(10,971)	(4.1)
Manager's base fee	(4,389)	(3,815)	15.0
Manager's performance fee	(1,953)	(1,863)	4.9
Trustee's fee	(112)	(99)	13.7
Other trust expenses	(1,720)	(1,579)	9.0
Other gains	(733)	-	n.m.
Loss before tax	**(1,680)**	**(2,083)**	**(19.3)**
Income tax credit/(expense)	6,420	(369)	(>100)
Profit/(Loss) for the period	**4,740**	**(2,452)**	**(>100)**
Other comprehensive income:			
Items that will not be reclassified subsequently to profit or loss:			
Revaluation of data centre properties, net of tax	33,945	34,589	(1.9)[2]
Items that are or may be reclassified subsequently to profit or loss:			
Movement in fair value of derivative financial instruments	3,804	-	n.m.[2]
Foreign currency translation movement	990	-	n.m.[2]
	4,794	-	n.m.[2]
Other comprehensive income for the period, net of tax	**38,739**	**34,589**	**12.0**
Total comprehensive income for the period, attributable to Unitholders	**43,479**	**32,137**	**35.3**
Distribution Statement			
Profit/(Loss) after tax attributable to Unitholders	**4,740**	**(2,452)**	**(>100)**
Distribution adjustments	40,280	43,380	(7.1)
Income available for distribution to Unitholders	**45,020**	**40,928**	**10.0**

Notes:

(1) The IPO Forecast for 1H FY26/27 were derived by pro-rating the figures for the Projection Year FY26/27 as disclosed in the Prospectus.

(2) This is a non-cash item and therefore does not affect income available for distribution to Unitholders.

Sensitivity Label: General

Actual vs IPO Forecast for 1H FY26/27

Revenue from colocation and power services of US$112.3 million was lower than the IPO Forecast by 0.2%. Other operating income of US$7.5 million exceeded the IPO Forecast by 54.8%, primarily driven by higher tenant fit-out revenue arising from increased leasing activity and additional customisation works across the US portfolio. Together with the favourable foreign exchange impact, these contributed to gross revenue being 2.0% higher than the IPO Forecast.

Real estate taxes and insurance of US$1.7 million was lower than IPO Forecast by 72.2%, largely due to real estate taxes in the US being lower than the IPO Forecast. Repair and maintenance of US$6.2 million was higher than IPO Forecast by 13.7%, largely due to higher than forecast expenses in Singapore. Property management reimbursements of US$7.0 million were lower than IPO Forecast by 13.9%, largely due to lower expenses incurred during the period. Other property expenses of US$9.0 million were higher than IPO Forecast by 124.6%, largely driven by higher fit-out expenses due to higher tenant fit-out revenue.

Consequently, the net property income for 1H FY26/27 amounted to US$55.8 million, above IPO Forecast by 4.9%.

Depreciation of data centre properties of US$38.2 million is a non-cash item and therefore does not affect income available for distribution to Unitholders.

Finance expenses of US$10.5 million for 1H FY26/27 was lower than the IPO Forecast by 4.1%. The weighted average all-in interest rate for the period was 3.8%, slightly below the IPO Forecast of 3.9%.

Manager's base fee of US$4.4 million was higher than IPO Forecast by 15.0% mainly due to higher portfolio valuation.

Revaluation of data centre properties, net of tax of US$33.9 million, is a non-cash item and therefore does not affect income available for distribution to Unitholders.

Movement in fair value of derivative financial instruments resulted in a gain of US$3.8 million as interest rates increased from the date interest rate swaps were entered. The forecast did not assume any changes in interest rates. This is a non-cash item and therefore does not affect income available for distribution to Unitholders.

Foreign currency translation movement for 1H FY26/27 amounted to US$1.0 million, representing the accounting impact of exchange rate fluctuations on the financial statements of entities operating in currencies other than USD. The forecast did not assume any changes in exchange rates. This is a non-cash item and therefore does not affect income available for distribution to Unitholders.

As a result of the net effects above, the net profit after tax attributable to Unitholders was US$4.7 million. After adjusting for distribution adjustments, which were non-cash and/or non-tax deductible in nature, the net income available for distribution to Unitholders was US$45.0 million, which was higher than the IPO Forecast by 10.0%.

J. OUTLOOK AND PROSPECTS

A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Global demand for data centre capacity remains strong, driven by AI, cloud adoption and digitalisation. At the same time, new supply in key markets is increasingly constrained by power availability and tighter regulation. These conditions continue to support the value of well-located, operational data centres in established markets.

According to DC Byte, construction activity in Sacramento continues, though no major market expansions have been announced since the second quarter of 2026. New regulations taking effect in 2027, coupled with increased scrutiny of resource consumption and electricity costs, are expected to place greater emphasis on energy efficiency, water management and environmental sustainability.

In Northern Virginia, as observed by DC Byte, demand remains strong, supported by development activity. Supply growth, however, has been tempered by the withdrawal or rejection of several large early-stage projects. Heightened regulatory scrutiny, including proposed restrictions on new developments and additional environmental requirements, may further moderate future supply growth.

As highlighted by DC Byte, the colocation market in Vienna continues to see demand driven by enterprise, government and cloud customers, with new capacity expected to come onstream progressively.

Sensitivity Label: General

DC Byte noted that demand remains robust in Singapore, but deployments are constrained by limited new supply. AI and neocloud customers are increasingly seeking large-scale deployments that are difficult to accommodate within available capacity. Rents are expected to continue growing moderately, supported by tight supply conditions and limited near-term capacity.

With a portfolio of stabilised, operational data centres in established markets, NTT DC REIT is well-positioned to benefit from these favourable supply and demand dynamics. The Manager will remain focused on proactive leasing, achieving positive rental reversions and pursuing disciplined, accretive growth, supported by prudent capital management.

K. DISTRIBUTIONS

(a) Current Financial Period reported on

Any distribution recommended for the current financial period reported on?

Yes.

Name of Distribution	Distribution for the period from 1 April 2026 to 30 September 2026
Distribution Type	a) Taxable income distribution b) Tax-exempt income distribution c) Capital distribution
Distribution Rate	a) Taxable income distribution – 0.84 US cents per unit b) Tax-exempt income distribution – 2.27 US cents per unit c) Capital distribution – 1.21 US cents per unit
Tax Rate	<u>Taxable income distribution</u> Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual Unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax-exempt. Qualifying Singapore corporate investors will receive pre-tax distributions and pay tax on the distributions at their respective tax rates unless otherwise exempt. Subject to meeting certain conditions, qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 17%. <u>Tax-exempt income distribution</u> Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders. <u>Capital distribution</u> Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes and the reduced cost base of their Units will be used to calculate the taxable trading gains when the Units are disposed of.

Sensitivity Label: General

(b) Corresponding Period of the Immediately Preceding Financial Year

Any distribution declared for the corresponding period of the immediately preceding financial year?

Yes.

Name of Distribution	Distribution for the period from 14 July 2025 to 31 March 2026
Distribution Type	a) Taxable income distribution b) Capital distribution
Distribution Rate	a) Taxable income distribution – 0.79 US cents per unit b) Capital distribution – 4.77 US cents per unit
Tax Rate	Taxable income distribution Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual Unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax-exempt. Qualifying Singapore corporate investors will receive pre-tax distributions and pay tax on the distributions at their respective tax rates unless otherwise exempt. Subject to meeting certain conditions, qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 17%. Capital distribution Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes and the reduced cost base of their Units will be used to calculate the taxable trading gains when the Units are disposed of.

(c) Record date

19 November 2026

(d) Date payable

18 December 2026

L. DISTRIBUTION STATEMENT

Other than as disclosed in Note K, no distribution has been declared/ recommended.

M. GENERAL MANDATE RELATING TO INTERESTED PERSON TRANSACTIONS

NTT DC REIT has not obtained a general mandate from Unitholders for Interested Person Transactions for the financial period under review.

Sensitivity Label: General

N. CONFIRMATION THAT THE ISSUER HAS PROCURED UNDERTAKINGS FROM ALL ITS DIRECTORS AND EXECUTIVE OFFICERS UNDER RULE 720(1)

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

By Order of the Board
NTT DC REIT Manager Pte. Ltd.
(Company Registration Number: 202450721M)
As Manager of NTT DC REIT

Boardroom Corporate & Advisory Service Pte. Ltd.
Company Secretary

11 November 2026

Sensitivity Label: General

O. CONFIRMATION BY THE BOARD

We, Shuichi Sasakura and Douglas Stuart Adams, being two Directors of NTT DC REIT Manager Pte. Ltd. (the "Company"), as Manager of NTT DC REIT, do hereby confirm on behalf of the Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the condensed interim consolidated financial statements of NTT DC REIT for the financial period from 1 April 2026 to 30 September 2026 to be false or misleading in any material respect.

On behalf of the Board,

Shuichi Sasakura
Chairman

Douglas Stuart Adams
Director

11 November 2026

IMPORTANT NOTICE

The past performance of NTT DC REIT is not necessarily indicative of its future performance. Certain statements made in this announcement may not be based on historical information or facts and may be "forward-looking" statements that involve 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, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Prospective investors and unitholders of NTT DC REIT (**"Unitholders"**) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of NTT DC REIT Manager Pte. Ltd., as manager of NTT DC REIT (the **"Manager"**) on future events. No representation or warranty, express 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, the Trustee of NTT DC REIT or any of their respective advisors, representatives or agents shall have any responsibility or 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. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in NTT DC REIT (**"Units"**) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested.

Investors 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.

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 State securities laws or the laws of any other jurisdiction.

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