

DIGITAL CORE REIT

(a real estate investment trust constituted on 10 November 2021
under the laws of the Republic of Singapore)

BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. were the joint issue managers, global coordinators, bookrunners and underwriters for the initial public offering of Digital Core REIT.

DIGITAL CORE REIT COMPLETES ACQUISITION OF A 25.0% INTEREST IN FRANKFURT FACILITY UNDER DEBT-FUNDED SCENARIO

*Capitalised terms used herein, unless otherwise defined,
shall have the meaning ascribed to them in the circular dated 3 November 2022*

Further to the announcements dated 22 September 2022 and 1 December 2022, Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the “**Manager**”), is pleased to announce that Digital Core REIT, through its subsidiary, Digital CR Singapore 5 Pte. Ltd., has completed the acquisition of a 25.0% interest in the Frankfurt Facility, through the acquisition of 25.0% of the shares in the German JV which holds the Frankfurt Facility and an equivalent percentage participation interest in the German Loan Facility, pursuant to the Debt-Funded Scenario. The acquisition was funded by external bank borrowings.

As the acquisition constitutes an “interested party transaction” under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the acquisition fee in relation to the acquisition will be paid to the Manager in due course in the form of units in Digital Core REIT (“**Units**”) and such Units shall not be sold within one year from the date of issuance.

By Order of the Board of Digital Core REIT Management Pte. Ltd.
(as Manager of Digital Core REIT)
(Company registration No. 202123160H)

John Stewart
Chief Executive Officer

Singapore
13 December 2022

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation, or solicitation of any offer to purchase or subscribe for any securities of Digital Core 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 units in Digital Core REIT (“**Units**”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Digital Core REIT Management Pte. Ltd. (as manager of Digital Core REIT (the “**Manager**”)), Perpetual (Asia) Limited (as trustee of Digital Core REIT) or any of their respective affiliates. The past performance of Digital Core REIT is not necessarily indicative of its future results.

Holders of Units (“**Unitholders**”) have no right to request that the Manager redeem or purchase 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 (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.