DIGITAL CORE REIT

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

ESTABLISHMENT OF US$750,000,000 EURO MEDIUM TERM NOTE PROGRAMME

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "**Manager**"), wishes to announce that Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "**Issuer**") has established a US$750,000,000 Euro Medium Term Note Programme (the "**EMTN Programme**") on 26 March 2025.

Under the EMTN Programme, the Issuer may, subject to compliance with all relevant laws, regulations and directives, from time to time, issue notes (the "**Notes**") denominated in any currency as agreed between the Issuer and the relevant dealer.

The Notes will be offered (1) outside the United States in an "offshore transaction" within the meaning of Regulation S under the United States Securities Act of 1933 and (2) to institutional investors and accredited investors in Singapore pursuant to exemptions invoked under Sections 274 and 275 of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time.

Each series or tranche of Notes may be issued in various amounts and tenors, and may bear interest at fixed, floating, variable or hybrid rates, may not bear interest or may be such other notes as may be agreed between the Issuer and the relevant dealers. The Notes and any related receipts and coupons will constitute direct, unconditional, unsubordinated and (subject to Condition [4(a)] of the Notes) unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer.

The net proceeds from the issue of each tranche of Notes will be used towards financing or refinancing the acquisitions and/or investments of Digital Core REIT, financing any debt repayments as well as the general working capital and capital expenditure requirements and the general corporate purposes of the Issuer, Digital Core REIT and its subsidiaries.

Application has been received from the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in connection with the EMTN Programme and application will be made for permission to deal in and the listing and quotation of any Notes to be issued pursuant to the EMTN Programme and which are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The approval-in-principle from, admission of any Notes to the Official List of, and the listing and quotation of any Notes on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, Digital Core REIT, the subsidiaries and associated companies (if any) of Digital Core REIT, the Manager, the EMTN Programme or the Notes.

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This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of the Notes in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

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

John Stewart
Chief Executive Officer
26 March 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 units in Digital Core REIT ("**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.

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 Digital Core REIT, the Manager 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. Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders 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.