DIGITAL
CORE REIT

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

NOTICE OF EXTRAORDINARY GENERAL MEETING OF UNITHOLDERS OF DIGITAL CORE REIT

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**") of the unitholders of Digital Core REIT ("**Unitholders**") will be convened and held by way of electronic means on Friday, 18 November 2022 at 10.00 a.m. (Singapore time), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

ORDINARY RESOLUTION 1

THE PROPOSED ACQUISITION OF (I) A 25.0% INTEREST IN A DATA CENTRE LOCATED IN GERMANY OR (II) (IN THE EVENT THE EQUITY FUND RAISING TAKES PLACE) AN 89.9% INTEREST IN A DATA CENTRE LOCATED IN GERMANY AND A 90.0% INTEREST IN A DATA CENTRE LOCATED IN THE UNITED STATES OF AMERICA, AS AN INTERESTED PERSON TRANSACTION AND A MAJOR TRANSACTION UNDER RULE 1014(1) OF THE LISTING MANUAL

RESOLVED that:

(i) approval be and is hereby given for:

(a) in the event the Proposed Acquisition is funded by external bank borrowings without the Equity Fund Raising (the "**Debt Funded Scenario**"), the purchase of 25.0% of the outstanding shares in Digital Greenfield B.V. ("**German JV**"), which indirectly holds the property located at Wilhelm-Fay-Straße 15 and Wilhelm-Fay-Straße 24 in Frankfurt, Germany, together with an equivalent percentage participation interest in the German Loan Facility (as defined in the circular to Unitholders dated 3 November 2022 ("**Circular**")); or

(b) in the event the issue of new units in Digital Core REIT ("**New Units**") pursuant to an equity fund raising ("**Equity Fund Raising**") takes place (the "**EFR Scenario**"):

(1) the purchase of an 89.9% of the outstanding shares in the German JV and an equivalent percentage participation interest in the German Loan Facility; and

(2) the cash contribution to Digital Integrity JV, LLC ("**U.S. JV**"), which, at the closing of the transaction will indirectly hold the property located at 1215 Integrity Drive in Richardson, Texas, U.S., resulting in a 90.0% interest in the U.S. JV,

in each case in the manner as described in the Circular (the "**Proposed Acquisition**");

(ii) the entry into the Contribution and Sale Agreement and Escrow Instructions with, among others, Digital Realty Trust, L.P. (the "**Sponsor**") in relation to the Proposed Acquisition (the "**Contribution and Sale Agreement**"), and all documents required to be executed or assigned by the parties in order to give effect to the Proposed Acquisition, is hereby approved and (as the case may be) ratified;

(iii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Acquisition;

(iv) approval be and is hereby given for the entry into (a) the Shareholders' Agreement with respect to the German JV between Digital CR Singapore Investor, LLC (the "**Sponsor Investor**"), Digital CR Singapore 5 Pte Ltd and the German JV; and (b) (if applicable) the Amended and Restated Limited Liability Company Agreement between the Sponsor Investor and Digital CR US REIT, Inc. in respect of the U.S. JV, at the closing of the Proposed Acquisition; and

(v) the Manager, any director of the Manager ("**Director**"), and Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital Core REIT to give effect to the Proposed Acquisition, and all transactions contemplated under the Proposed Acquisition, and in this connection, the board of directors of the Manager (the "**Board**") be hereby authorised to delegate such authority to such persons as the Board deems fit.

ORDINARY RESOLUTION 2

THE PROPOSED ISSUANCE OF SUBSCRIPTION UNITS TO DIGITAL CR SINGAPORE HOLDING, LLC UNDER THE DIGITAL SUBSCRIPTION PURSUANT TO RULE 805(1), RULE 811(3) AND RULE 812(2) OF THE LISTING MANUAL

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 1 and Ordinary Resolution 3:

(i) approval be and is hereby given for the issue of new Units (the "**Subscription Units**") to Digital CR Singapore Holding, LLC (the "**Sponsor Investor**"), which is a wholly-owned subsidiary of the Sponsor, as a restricted placee under Rule 812 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**Listing Manual**") in the manner as described in the Circular (the "**Digital Subscription**");

(ii) approval be and is hereby given for the issue of such number of Subscription Units to the Sponsor Investor under the Digital Subscription pursuant to Rule 805(1) and Rule 811(3) of the Listing Manual, in the manner as described in the Circular; and

(iii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital Core REIT to give effect to the Digital Subscription and all transactions contemplated under the Digital Subscription, and in this connection, the Board be hereby authorised to delegate such authority to such persons as the Board deems fit.

ORDINARY RESOLUTION 3

THE PROPOSED WHITEWASH RESOLUTION

(i) That subject to the conditions in the letter from the Securities Industry Council dated 23 August 2022 being fulfilled, Unitholders other than the Sponsor, the Sponsor Investor and the Manager and parties acting in concert with them ("**Concert Party Group**") and parties which are not independent of the Concert Party Group, hereby (on a poll taken) waive their rights to receive a mandatory general offer from the Sponsor, the Sponsor Investor and the Manager for Digital Core REIT pursuant to Rule 14 of the Singapore Code of Take-overs and Mergers, in the event that the Concert Party Group increases its holding of total voting rights to 30% or more as a result of acquiring the Subscription Units and Acquisition Fee Units (as defined in the Circular) following the issue of the New Units pursuant to the Private Placement (as defined in the Circular) under the Proposed Acquisition.

ORDINARY RESOLUTION 4

THE PROPOSED RENEWAL OF THE GENERAL MANDATE FOR THE ISSUANCE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES

RESOLVED that:

(i) approval be and is hereby given for authority to be given to the Manager for the issue of new Units and/or convertible securities or other instruments (including but not limited to warrants) which may be convertible into Units (the "**Proposed General Mandate**") in the manner as described in the Circular; and

(ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital Core REIT to give effect to the Proposed General Mandate and all transactions contemplated under the Proposed General Mandate, and in this connection, the Board be hereby authorised to delegate such authority to such persons as the Board deems fit.

ORDINARY RESOLUTION 5

THE PROPOSED ISSUANCE OF NEW UNITS UNDER THE PRIVATE PLACEMENT PURSUANT TO RULE 805(1) OF THE LISTING MANUAL

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 1:

(i) approval be and is hereby given for the issue of such number of New Units pursuant to the Private Placement pursuant to Rule 805(1) of the Listing Manual, in the manner as described in the Circular; and

(ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital Core REIT to give effect to the Private Placement and all transactions contemplated under the Private Placement, and in this connection, the Board be hereby authorised to delegate such authority to such persons as the Board deems fit.

Unitholders should note that Resolution 4 (the Proposed General Mandate) and Resolution 5 (issuance of New Units under the Private Placement) are mutually exclusive. In the event that the Private Placement is not completed by the time of the EGM, Resolution 4 (the Proposed General Mandate) would be withdrawn and not tabled at the EGM. In the event that the Private Placement is completed by the time of the EGM, Resolution 5 (issuance of New Units under the Private Placement) would be withdrawn and not tabled at the EGM.

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
3 November 2022

Notes:

1. The EGM is being convened and will be held by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of this Notice have been sent to Unitholders. This Notice will also be made available on Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/ and on the SGX-ST's website at https://www.sgx.com/securities/company-announcements.

2. **As a precautionary measure due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person.** Alternative arrangements relating to conduct and attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of, or live at, the EGM, addressing of substantial and relevant questions in advance of, or live at, the EGM and voting at the EGM (i) live by the Unitholder or his/her/its duly appointed proxy(ies) (other than the Chairman of the EGM) via electronic means; or (ii) by appointing the Chairman of the EGM as proxy to vote on the Unitholder's behalf at the EGM, are set out below and in the accompanying circular dated 3 November 2022.

   Any reference to a time of day is made by reference to Singapore time.

   This circular may be accessed at Digital Core REIT's website at https://www.digitalcorereit.com/investor-relations/agm-egm/ and will also be made available on the SGX-ST's website at https://www.sgx.com/securities/prospectus-circulars-offer-documents.

3. Unitholders, including SRS investors, will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via mobile phones or telephones. In order to do so, Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies), must pre-register at Digital Core REIT's pre-registration website at https://www.digitalcorereit.com/investor-relations/agm-egm/, from **now till 10.00 a.m. on Tuesday, 15 November 2022** to enable the Manager to verify their status as Unitholders.

   Following the verification, authenticated Unitholders, including SRS investors, or, where applicable, their duly appointed proxy(ies) who have (or have been) pre-registered, will receive a confirmation email, which will contain unique login credentials and the instructions as well as the link to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings, by **10.00 a.m. on Thursday, 17 November 2022**. Unitholders, including SRS investors, or, where applicable, their duly appointed proxy(ies), who have (or have been) pre-registered by the 15 November 2022 deadline but have not received the confirmation email by **10.00 a.m. on Thursday, 17 November 2022** should contact Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at **+65 6536 5355** (during office hours) or via email at digitalcorereit@boardroomlimited.com.

4. **Unitholders, including SRS investors, may submit questions related to the resolutions to be tabled for approval at the EGM, in advance of, or live at, the EGM.**

   Unitholders, including SRS investors, can submit to the Chairman of the EGM, questions related to the resolutions to be tabled for approval at the EGM in advance of the EGM. Such questions must be received by the Manager **no later than 10.00 a.m. on Tuesday, 15 November 2022**, and can be submitted in the following manner:

   (a) if submitted electronically, be submitted:

      (i) via Digital Core REIT's pre-registration website at https://www.digitalcorereit.com/investor-relations/agm-egm/; or

      (ii) via email to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at digitalcorereit@boardroomlimited.com; or

   (b) if submitted by post, be deposited at the office of Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.

   Unitholders, including SRS investors, who submit questions via email or by post to Digital Core REIT's Unit Registrar must provide the following information:

   (1) the Unitholder's full name;

   (2) the Unitholder's address; and

   (3) the manner in which the Unitholder holds the Units (e.g., via CDP or SRS).

   Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies) can also ask the Chairman of the EGM questions related to the resolutions to be tabled for approval at the EGM, live at the EGM, by typing in and submitting their questions through the live chat function via the audio-visual webcast platform.

   Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies), who wish to ask questions live at the EGM must first pre-register themselves at the pre-registration website which is accessible at https://www.digitalcorereit.com/investor-relations/agm-egm/.

Unitholders, including SRS investors, or, where applicable, their appointed proxy(ies) must access the EGM proceedings via the live audio-visual webcast in order to ask questions live at the EGM, and will not be able to do so via the audio-only stream of the EGM proceedings.

The Manager will endeavour to address all substantial and relevant questions received in advance of the EGM from Unitholders, prior to or during the EGM. The Manager will publish the responses to the substantial and relevant questions which the Manager will not be addressing during the EGM, on Digital Core REIT's website and on SGXNET prior to the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

The Manager will publish the minutes of the EGM on Digital Core REIT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions from Unitholders which are addressed during the EGM.

5. **"Live" voting will be conducted during the EGM.** Unitholders, including SRS investors, or, where applicable, their duly appointed proxy(ies) who have (or have been) pre-registered, will be required to log-in to the live webcast using the unique login credentials provided in the confirmation email.

Unitholders, including SRS investors, or, where applicable, their duly appointed proxy(ies) who have (or have been) pre-registered must access the EGM proceedings via the live audio-visual webcast in order to vote live at the EGM, and will not be able to do so via the audio-only stream of the EGM proceedings.

(a) **"Live" voting**: Unitholders or, where applicable, their duly appointed proxy(ies) attending the EGM may cast their votes in real time for each resolution to be tabled at the EGM via the live webcast, which may be accessed using the unique login credentials provided in the confirmation email. Unitholders or, where applicable, their duly appointed proxy(ies) will have the opportunity to cast their votes via the "live" voting feature on the live webcast platform. Unitholders or, where applicable, their duly appointed proxy(ies) must have a web-browser enabled device in hand in order to cast their vote.

(b) **Voting by appointing the Chairman of the EGM as proxy**: As an alternative to the above, Unitholders may also vote at the EGM by appointing the Chairman of the EGM as their proxy to vote on their behalf. Please refer to paragraph 6 below for the manner of submission of the proxy form.

6. **A Unitholder who wish to submit an instrument of proxy for his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM must do so in accordance with the instructions on the proxy form.**

A Unitholder, who is not a relevant intermediary (as defined in paragraph 7 below), is entitled to appoint not more than two proxies to attend, speak and vote at the EGM in his/her/its stead. Where such Unitholder's proxy form appoints more than one proxy, the proportion of his/her/its unitholding to be represented by each proxy must be specified in the accompanying proxy form for the EGM published alongside this Notice.

A Unitholder, who is a relevant intermediary, is entitled to appoint more than two proxies to attend, speak and vote at the EGM instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than two proxies, the proportion of unitholdings held in relation to which each proxy has been appointed must be specified in the proxy form.

Unitholders may also vote at the EGM by appointing the Chairman of the EGM as their proxy to vote on their behalf.

The proxy form must be submitted to the Manager c/o Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner by **10.00 a.m. on Tuesday, 15 November 2022**, being not less than 72 hours before the time fixed for holding the EGM:

(a) if submitted electronically, be submitted via email to Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at digitalcorereit@boardroomlimited.com; or

(b) if submitted by post, be lodged at the registered office of Digital Core REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.

A Unitholder who wishes to submit the proxy form via email or by post must first download, complete and sign the proxy form, before scanning and sending it by email to the email address provided above, or before submitting it by post to the address provided above.

In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed proxy forms electronically via email.

7. Unitholders who hold their Units through a relevant intermediary, and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through live audio-visual webcast or live audio-only stream; (b) submitting questions in advance of, or live at, the EGM; and/or (c) voting at the EGM (i) live via electronic means by being appointed as proxy by their relevant intermediary; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf at the EGM, are not to use the proxy form and should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

   SRS investors:

   (a) may vote live via electronic means at the EGM if they are appointed as proxies by their respective SRS operators, and should contact their respective SRS operators if they have any queries regarding their appointment as proxies; or

   (b) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective SRS operators to submit their votes by **10.00 a.m. on Tuesday, 8 November 2022**, being seven working days before the date of the EGM. For avoidance of doubt, SRS investors will not be able to use the proxy forms and appoint third party proxy(ies) (i.e., persons other than the Chairman of the EGM) to vote live at the EGM on their behalf.

   "**relevant intermediary**" means:

   (i) a banking corporation licensed under the Banking Act 1970, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or

   (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

8. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check Digital Core REIT's website at https://www.digitalcorereit.com for the latest updates on the status of the EGM.

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) to attend, speak and vote at the EGM and/or any adjournment thereof, a Unitholder consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.