DIGITAL
CORE REIT

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

Notice to Digital Core REIT Unitholders of Electronic Despatch of the Circular

3 November 2022

Dear unitholders of Digital Core REIT (the "**Unitholders**")

We refer to the announcement dated 22 September 2022 on 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 (the "**Proposed Acquisition**"). We are pleased to inform you that an Extraordinary General Meeting ("**EGM**") will be convened and held by way of electronic means on Friday, 18 November 2022 at 10.00 a.m. (Singapore time) to seek the approval of Unitholders for (1) the Proposed Acquisition; (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 (the "**Listing Manual**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"); (3) the proposed Whitewash Resolution; (4) the proposed renewal of the general mandate for the issuance of new Units and/or convertible securities; and (5) the proposed issuance of New Units under the Private Placement pursuant to Rule 805(1) of the Listing Manual.

Please find enclosed the following documents in relation to the Proposed Acquisition and the EGM requiring your attention and action:

1. Notice of EGM
2. Proxy Form on Resolutions related to the EGM
3. Invitation to SIAS-Digital Core REIT Virtual Dialogue Session

Please note that printed copies of the circular issued by Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT, on 3 November 2022 in relation to the Proposed Acquisition (the "**Circular**") will not be despatched to the Unitholders.

The above documents as well as the Circular are available for viewing on our website (https://www.digitalcorereit.com) and on the SGX-ST's website (https://www.sgx.com/securities/company-announcements). You may scan the QR code on the right for direct access to our website via any smart devices.

As a precautionary measure due to the COVID-19 situation in Singapore, Unitholders 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 in the Notice of EGM. Please refer to the Notice of EGM for further details.

Thank you for your ongoing support for Digital Core REIT. Please email us at IR@digitalcorereit.com should you have any questions.

Yours faithfully

For and on behalf of
Digital Core REIT Management Pte. Ltd.
(as manager of Digital Core REIT)
(Company Registration No. 202123160H)

John Stewart
Chief Executive Officer

The information presented in this letter is qualified in its entirety by, and should be read in conjunction with, the information contained in the Circular. Capitalised terms not otherwise defined herein shall have the same meanings given to them in the Circular.