2 Central Boulevard,
West Tower, #29-03
IOI Central Boulevard Towers
Singapore 018916

NOTICE TO UNITHOLDERS ON EXCHANGE RATE
FOR COMPUTATION OF DISTRIBUTION IN U.S. DOLLARS

As announced on 23 July 2025 by Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT, the declared distribution of 1.80 U.S. cents per unit in Digital Core REIT ("**Units**" and holders of Units, "**Unitholders**") for the period from 1 January 2025 to 30 June 2025 will be paid on Thursday, 18 September 2025.

For Unitholders who have elected to receive their distributions in Singapore dollars

For Unitholders who have elected to receive their distribution in Singapore dollars, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of US$1 = S$1.2825, this being the buy rate for Singapore dollars on 16 September 2025.

For Unitholders who have elected to receive their distributions in United States dollars

Unitholders whose Units are held directly through CDP ("**CDP Direct Unitholders**") who have elected to receive their distributions in United States dollars and opted out of CDP Currency Conversion Service ("CCY") will receive their distribution in United States dollars of 1.80 U.S. cents per Unit.

For CDP Direct Unitholders who did not opt out of CCY, your distributions in U.S. dollars will be automatically converted into Singapore dollars by CDP under the CCY. The exchange rate and the Singapore dollar converted distribution amount will be available after distribution payment date and reflected online via CDP Internet and account holders' monthly CDP account statements. For more information on CCY service, please visit https://www.sgx.com/securities/retail-investor/cdp-faqs.

By Order of the Board
Digital Core REIT Management Pte. Ltd.
(Company Registration Number: 202123160H)

as manager of Digital Core REIT
John Stewart
Chief Executive Officer
16 September 2025

Important Notice

The value of 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 (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of Digital Core REIT is not necessarily indicative of the future performance of Digital Core REIT.