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

ELECTRONIC DESPATCH OF CIRCULAR RELATING TO THE EXTRAORDINARY GENERAL MEETING TO BE HELD ON 4 DECEMBER 2024

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the Digital Core REIT 9 September 2024 announcement titled, "*Proposed Acquisition of an Additional Interest in a Data Centre Located in Germany*" (the "**Acquisition Announcement**").*

1. Despatch of Circular, Notice of EGM and Proxy Form:

The Manager refers to the Acquisition Announcement in relation to the proposed acquisition of an additional interest in a data centre located in Germany (the "**Proposed Acquisition**"). The Manager has issued a circular to Unitholders today dated 11 November 2024 (the "**Circular**") which contains, among others, a notice of the extraordinary general meeting of Unitholders (the "**Notice of EGM**") for the purpose of seeking Unitholders' approval for the Proposed Acquisition. Further details on the Proposed Acquisition for which Unitholders' approval is sought are set out in the Circular.

Printed copies of the Circular will **not** be sent to Unitholders unless otherwise requested. Instead, the Circular has been sent to Unitholders by electronic means via publication on Digital Core REIT's website or at the URL https://www.digitalcorereit.com/investor-relations/agm-egm/ and is also made available on the SGX-ST's website at https://www.sgx.com/securities/company-announcements. Printed copies of the Notice of EGM and the proxy form have been despatched to Unitholders. For the avoidance of doubt, the Notice of EGM and Proxy Form will also be made available on Digital Core REIT's website or at the URL https://www.digitalcorereit.com/investor-relations/agm-egm/ and on SGXNET at https://www.sgx.com/securities/company-announcements.

Unitholders are advised to read the Circular carefully in order to decide whether they should vote in favour of or against the resolutions to be tabled at the EGM.

2. Opinion of the Independent Financial Adviser ("IFA"):

Pursuant to Rule 917(4)(a)(ii) of the Listing Manual and based on the opinion of the IFA, Deloitte & Touche Corporate Finance Pte. Ltd., and the rationale for and key benefits of the Proposed Acquisition as set out in the Circular, the Independent Directors and the Audit and Risk Committee of the Manager believe that the Proposed Acquisition is on normal commercial terms and is not prejudicial to the interests of Digital Core REIT and its minority Unitholders.

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

John J. Stewart
Chief Executive Officer

Singapore
11 November 2024

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.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and on terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. 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. This announcement has not been reviewed by the Monetary Authority of Singapore.