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

PRICING OF ¥5 BILLION 3.47% FIXED RATE NOTES DUE 2031
PURSUANT TO 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 priced ¥5 billion (approximately US$31 million) 3.47% Fixed Rate Notes due 2031 (the "**Series 002 Notes**"). The Series 002 Notes will be issued under the US$750,000,000 Euro Medium Term Note Programme (the "**Programme**") established by the Issuer on 26 March 2025. Mizuho Securities Asia Limited has been appointed as sole dealer for the issue of Series 002 Notes.

The Series 002 Notes will be issued on 4 November 2026 at an issue price of 100% of their principal amount, will bear interest at a fixed rate of 3.47% per annum, and will mature on 4 November 2031. The Series 002 Notes are unsecured, un-rated, and will not be listed.

The Notes 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 the Notes will be used to fund the acquisition of a 25.0% interest in the data centre located at Lot 2-1, 6-Chome, Ao-kita, Saito, Minoh-city, Osaka, Japan and/or for general corporate purposes of the Issuer, Digital Core REIT and its subsidiaries, which may include the repayment of existing borrowings.

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

John J. Stewart
Chief Executive Officer
27 October 2026

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 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.