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This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units (as defined herein) have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), or the securities law of any other jurisdiction. The Units may not be offered, sold or delivered within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Units are being offered and sold only outside the United States in offshore transactions as defined in and in reliance on the exemption from registration provided by Regulation S under the Securities Act. No public offering of securities is being made in the United States.

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DIGITAL CORE REIT

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

OFFERING IN RESPECT OF 267,034,000 UNITS REPRESENTING UNDIVIDED INTERESTS IN DIGITAL CORE REIT ("UNITS") FOR SUBSCRIPTION AT THE OFFERING PRICE OF US\$0.88 PER UNIT (THE "OFFERING") COMPRISING:

- I. AN INTERNATIONAL PLACEMENT OF 253,682,000 UNITS TO INVESTORS, OUTSIDE THE UNITED STATES OF AMERICA; AND**
- II. AN OFFERING OF 13,352,000 UNITS TO THE PUBLIC IN SINGAPORE,**

SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO 53,406,000 UNITS (THE "OVER-ALLOTMENT OPTION").

*Capitalised terms used herein, unless otherwise defined, all have the meanings as defined in the prospectus of Digital Core REIT dated 29 November 2021 and registered by the Monetary Authority of Singapore on 29 November 2021 (the "**Prospectus**").*

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| <p>BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. are the joint issue managers, global coordinators, bookrunners and underwriters for the Offering (collectively, the "Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters").</p> |
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The Board of Directors of Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the "**Manager**"), wishes to announce that in connection with the Offering and for the purpose of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, Digital CR Singapore Holding, LLC, has granted the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters an over-allotment option exercisable by Citigroup Global Markets Singapore Pte. Ltd. (the "**Stabilising Manager**") (or any of its affiliates or other persons acting on behalf of the Stabilising Manager), in consultation with the other Joint Issue Managers, Global Coordinators,

Bookrunners and Underwriters, in full or in part, on one or more occasions, during the period commencing on the date of admission of Digital Core REIT to the Official List of the SGX-ST (the "**Listing Date**") until the earlier of (i) the date falling 30 days from the Listing Date, or (ii) the date when the Stabilising Manager (or its affiliates or other persons acting on behalf of the Stabilising Manager) has bought, on the SGX-ST, an aggregate of 53,406,000 Units, representing approximately 20.0% of the total number of Units in the Offering, to undertake stabilising actions to purchase up to an aggregate of 53,406,000 Units (representing approximately 20.0% of the total number of Units in the Offering), at the Offering Price. The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

In connection with the Offering, the Stabilising Manager (or its affiliates or other persons acting on behalf of the Stabilising Manager) may, in consultation with the other Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or any of its affiliates or other persons acting on behalf of the Stabilising Manager) will undertake stabilising action. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations. An announcement will be made if and when the Over-Allotment Option is exercised.

Issued jointly by

BofA Securities
Citigroup Global Markets Singapore Pte. Ltd.
DBS Bank Ltd.

For and on behalf of

Digital Core REIT Management Pte. Ltd.
(Registration Number: 202123160H)
(as manager of Digital Core REIT)

3 December 2021

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any 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, the Manager, Perpetual (Asia) Limited, as trustee of Digital Core REIT, the Sponsor, the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, 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. Following the listing of the Units on the SGX-ST, investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Digital Core REIT. The forecast financial performance of Digital Core REIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities in the United States. The Units have not been and will not be registered under the Securities Act or any state securities laws of the United States. The Units may not be offered, sold, or delivered within the United States unless pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Accordingly, the Units are being offered and sold only outside of the United States in offshore transactions in reliance on and in compliance with Regulation S under the Securities Act. No public offering of securities is being made in the United States.

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