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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)

(Managed by Digital Core REIT Management Pte. Ltd.)

RULE 232 AND 240 ANNOUNCEMENT

BofA Securites (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.

*Capitalised terms used herein, unless otherwise defined, 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**").*

Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "**Manager**"), refers to the balloting announcement on 3 December 2021 which states that Great Eastern Life Assurance (Malaysia) Berhad's (a subsidiary of Oversea-Chinese Banking Corporation Limited (a Co-Manager of the Offering)) ("**Great Eastern**") applied for Units under the Singapore Public Offer. It has been clarified that the application was pursuant to the placement tranche (instead of the Singapore Public Offer), and Great Eastern was allocated 500,000 Units under the placement tranche.

Accordingly, the subscription rate for the Singapore Public Offer is 10,737 valid applications for 215,344,300 Units (excluding Rule 240 applicant). For the avoidance of doubt, there is no change to the spread of placees under the Placement Tranche (inclusive of the Over-Allotted Units) as set out in the balloting announcement.

Pursuant to Rules 232 and 240 of the Listing Manual of the SGX-ST, and to the best of the knowledge and belief of the Joint Issue Managers, Global Coordinators, Bookrunners and Underwriters, after having taken all reasonable steps and making all reasonable enquiries, the following persons have acquired the following number of Units pursuant to the Offering:

Name of Unitholder	Relationship	Number of Units	Circumstances giving rise to the interest
Tan Jeh Wuan	Director of the Manager	300,000	Allocated under the Placement Tranche
DBS Bank Ltd. – Treasury Investments	Member of the same group of companies as DBS Bank Ltd.	2,200,000	Allocated under the Placement Tranche
Fullerton Fund Management Company Ltd.	Related to Temasek Holdings (Private) Limited ("**Temasek**") and DBS Bank Ltd.	3,300,000	Allocated under the Placement Tranche
SeaTown Master Fund[1]	Related to Temasek and DBS Bank Ltd.	2,500,000	Allocated under the Placement Tranche
Lion Global Investors Limited	Subsidiary of Oversea-Chinese Banking Corporation Limited (a Co-Manager of the Offering)	10,000,000	Allocated under the Placement Tranche
Great Eastern	Subsidiary of Oversea-Chinese Banking Corporation Limited (a Co-Manager of the Offering)	500,000	Allocated under the Placement Tranche
Total		18,800,000	

By Order of the Board
John Stewart
Chief Executive Officer

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

6 December 2021

IMPORTANT NOTICE

1 SeaTown Master Fund is a fund managed by SeaTown Holdings International Pte. Ltd. ("**SeaTown Holdings International**"). Both SeaTown Master Fund and SeaTown Holdings International are indirectly wholly-owned subsidiaries of Temasek. SeaTown Holdings International is an independently managed subsidiary of Temasek. Temasek is not involved in SeaTown Holdings International's business or operating decisions, including those regarding the Units. Temasek is a substantial shareholder of DBS Group Holdings Limited. DBS Bank Ltd. is a wholly owned subsidiary of DBS Group Holdings Limited.

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 the 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. This announcement is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the Offering. The Offering is made by the Manager. Anyone wishing to subscribe for or purchase the Units will need to make an application in the manner set out in the Prospectus.

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, Perpetual (Asia) Limited, as trustee of Digital Core REIT, the Sponsors, the Joint Bookrunners, 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. The holders of Units 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.