DIGITAL CORE REIT

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

DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

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 "**Borrower**") has obtained approximately US$716 million loan facilities (the "**Facilities**"), comprising a senior unsecured multicurrency term loan facility of US$363 million maturing in 2030, a senior unsecured term loan facility of €70 million maturing in 2029 and a senior unsecured revolving multicurrency loan facility of US$275 million maturing in 2029 (with two six-month extension options). The Facilities are guaranteed by, among others, Digital CR US REIT, Inc.

The Facilities will be used for, among other things, refinancing Digital Core REIT's existing borrowings under the term loan facilities and revolving credit facility agreements originally dated 29 November 2021 and 7 December 2022 (as amended, supplemented and/or extended from time to time), and for working capital and other general corporate purposes. Citigroup Global Markets Asia Ltd., BofA Securities, Inc., and DBS Bank Ltd. served as mandated lead arrangers and bookrunners for the refinanced facilities

There are conditions of the Facilities which refer to the shareholding in the Manager and the unitholding interests of any controlling unitholder.

Under the terms of the Facilities, the Borrower has to prepay any outstanding loans immediately in the event that:

(a) the Manager ceases to be a subsidiary of Digital Realty Trust, L.P. (the "**Sponsor**"), unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities (acting on the instructions of the majority lenders);

(b) the Sponsor ceases to have control of the Manager (being the power (whether by way of ownership of shares, proxy, contract, agency or otherwise) to cast, or control the casting of, more than half the maximum number of votes that might be cast at a general meeting of the Manager), unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities (acting on the instructions of the majority lenders);

(c) the Manager ceases to be the manager of Digital Core REIT, unless such event or circumstance occurs with the prior written consent of the agent in respect of the Facilities (acting on the instructions of the majority lenders); and/or

(d) the Sponsor ceases to directly or indirectly hold beneficially at least 10 per cent, when taken in the aggregate, of the ownership or profit interests in the subsidiaries of Digital Core REIT that directly own real property (which ownership or profit interests may take the form of either (i) units issued by Digital Core REIT from time to time, or (ii) directly or indirectly held beneficial ownership or profit interests in the subsidiaries of Digital Core REIT that directly own real property), unless such event is capable of remedy and is remedied to the satisfaction of the agent in respect of the Facilities (acting reasonably) within 30 days of any obligor under the Facilities becoming aware of the event,

each, a "**Mandatory Prepayment Event**".

Assuming (i) the occurrence of a Mandatory Prepayment Event and (ii) that such occurrence would cause a cross default under other borrowings of Digital Core REIT, the aggregate level of facilities that may be affected is, as at the date of this announcement, approximately US$794 million (assuming all facilities are drawn in full) (excluding interest and fees).

As at the date of this announcement, no Mandatory Prepayment Event has occurred.

By Order of the Board
John Stewart
Chief Executive Officer

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

9 October 2024

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 SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.