

# DIGITAL CORE REIT

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

## UPDATE ON NORTHERN VIRGINIA RENEWAL OPTION

Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT (the “**Manager**”) wishes to announce that the customer option to renew the lease for 8217 Linton Hall in Northern Virginia expired unexercised on 31 December 2024.

The current customer occupies the entire building, which contributed approximately 11% of annualised rent as at 30 September 2024. The current lease expires on 30 June 2025, and following expiration of the renewal option, the customer is now expected to move out upon expiration of the current lease agreement. Every one month of downtime represents approximately 0.06 cents of DPU.

As disclosed in the [Prepared Remarks](#) accompanying Digital Core REIT’s [3Q24 Business & Operational Update](#), the Manager believes any potential short-term DPU disruption is far outweighed by the opportunity for long-term value creation through either re-leasing the existing facility at current market rents and/or opportunistically redeveloping a portion of the excess land on the 32-acre parcel.

The Manager will provide further updates on the above matter as and when there are material developments which warrant disclosure, in compliance with its obligations under the Listing Manual of the Singapore Exchange Securities Trading Limited.

BY ORDER OF THE BOARD

John J. Stewart  
Chief Executive Officer

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

2 January 2025

## **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.