2025 Full-Year Results Briefing

Thank you for joining us for our 2025 full-year briefing.

Key Highlights

Digital Core REIT delivered a strong set of results for the full-year of 2025, demonstrating the resiliency of our business, the quality of our portfolio, and the strength of our Sponsor's support.

We declared a second-half distribution of 1.80 U.S. cents, bringing our full-year distribution to 3.60 U.S. cents – flat year-over-year, despite six months of downtime at our Linton Hall facility in Northern Virginia, as we managed to offset the loss of rental income with accretive investment activity, organic growth from lease-up and rent growth across the rest of our portfolio and interest rate savings from our proactive balance sheet management strategy.

In March, we closed on the acquisition of a 20% interest in a second data centre in Osaka, generating 180 basis points of accretion while improving geographic diversification, expanding our presence in APAC and further enhancing portfolio quality.

We also continued to invest in our existing portfolio, repurchasing 1.8 million units at an average price of fifty-six-point-five cents and a 29% discount to NAV – demonstrating our prioritisation of value creation over AUM growth and generating 10 basis points of accretion, while adding just five basis points to leverage.

We generated 13% year-over-year growth in AUM, driven by the investment in Osaka in addition to steady leasing activity as well as continued market rent growth across our core global markets.

Finally, we reached a significant milestone in the evolution of our balance sheet and the maturity of our organisation with the establishment of a medium-term note programme, opening up access to the public debt capital markets and setting the stage for the continued growth of our asset base. Over the course of the year, we achieved a 40-basis point reduction in the weighted average cost of our debt, while keeping leverage in line with our 35%-40% target range and maintaining a healthy level of fixed rate debt, with 85% hedged against variable rate exposure.

Portfolio Update

Let's turn to our portfolio update on page three.

For the full year of 2025, we signed new-and-renewal leases totaling US$26 million of annualised rent, representing just over 25% of our total annualised revenue as at the beginning of the year. As indicated by the multiple markets depicted on the left-hand side of the page, 2025 leasing activity was broadly dispersed across the portfolio. The cash rental rate reversion for the full year was 31%, driven by outsized gains in Los Angeles and Northern Virginia, offset by more modest reversions outside the U.S. Given the consistent market rent growth across core global markets, we expect to have the opportunity to capture additional embedded rent growth within the portfolio over the next 12 months.

Linton Hall Lease-Up

Needless to say, the highlight of our 2025 activity was the lease-up of 8217 Linton Hall in Northern Virginia. Let's turn to the next page for a quick recap of this pivotal transaction.

In early January, we announced that we had reached a 10-year agreement with an investment grade global cloud service provider to occupy the entire facility at 8217 Linton Hall Road in Virginia. The agreement will commence on 1 December 2026 and is expected to generate approximately US$14.8 million of annualised net property income, or approximately US$13.3 million at Digital Core REIT's 90% share, representing roughly a 35% increase relative to the previous net rent. The increase is partially driven by reversion in addition to a 13% expansion in the sellable capacity.

This seamless execution is a direct reflection of the strength of our Sponsor's support, the underlying tension of data centre fundamentals in core global markets, and the high quality of our portfolio of mission-critical facilities. This transaction spanned numerous functions across Digital Realty's global platform, notably including customer relationships throughout the Sales and Sales Engineering organisations; data centre contracting expertise within the Legal team; the capability of the Design & Construction team managing the refurbishment project; and the credibility of the Operations team responsible for keeping the data centre up and running.

Strong Sponsor Support

We talk a lot about the strong support from our Sponsor, but it's worth taking a step back to recount all the ways they have demonstrated their support, several of which we have listed here on page five.

The successful resolution of the customer bankruptcies we have navigated was directly facilitated by Sponsor relationships with the various parties involved, in addition to the judicious exercise of multiple negotiating levers across those global relationships. Beyond the amicable resolution of the legal proceedings, we have re-leased and significantly increased the cash flow contribution from the properties involved, entirely due to the data centre leasing expertise of Digital Realty's specialised Sales team.

Since our IPO in December 2021, we have closed six separate acquisitions totaling more than half a billion U.S. dollars of accretive investment activity. The size of our acquisition pipeline gets a lot of air-time, but the flexibility to acquire partial stakes in successive transactions is a significantly underappreciated form of Sponsor support.

In addition, Digital Realty directly enabled the establishment of our presence in the Asia Pacific region by sourcing an accretive, off-market investment opportunity with an existing joint venture partner in Japan. Digital Realty continued to demonstrate their support by granting us an option to acquire an additional stake in the Frankfurt facility at an 18% discount to asset value.

Last but not least, the recent Linton Hall lease-up significantly stabilises our business and puts us in excellent position to continue to create unitholder value through generation of organic growth and execution of our external growth strategy by capitalising on our industry-leading acquisition pipeline.

Distribution Details

Let's turn to our distribution details on page six. We expect to make a distribution of 1.80 U.S. cents on 26 March to unitholders of record as at 12 February, bringing our full-year distribution to 3.60 U.S. cents. We expect to publish our annual report along with our sustainability report in late-March, and we expect to conduct our annual general meeting in mid-April.

Long-Term Runway for Growth

Let's quickly turn to page seven for a closer look at the changes in our AUM. As previously mentioned, we generated 13% year-over-year growth in AUM, primarily driven by the acquisition of a 20% interest in a second data centre on the Sponsor's connected campus in Osaka. On a same-store, constant-currency basis, values were up 3% year-over-year, driven primarily by healthy leasing activity as well as continued market rent growth across our core global markets.

Favorable Fundamentals at Discounted Valuation

Finally, let's turn to page eight to take a quick look at the valuation setup. As you can see from the bars in the chart, DCREIT is currently trading at a 34% discount to net asset value, and the discount is even more pronounced on a relative basis. In addition, it is important to remember that we own the freehold to 100% of our assets.

We believe we are incredibly well positioned, given the high quality of our portfolio of mission-critical facilities concentrated in core global markets in addition to the operational expertise we bring to the table, thanks to our Sponsorship by the largest global data center owner and operator. Digital Realty remains firmly committed to our near- and long-term success, and given the strong support from our Sponsor, along with our industry-leading acquisition pipeline and the favorable fundamentals underpinning our business, we believe we are uniquely poised to continue to create durable value for unitholders.