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Digital Core REIT Expands Presence in Japan,
Establishes Inaugural Euro Medium-Term Note Programme

Singapore, 26 March 2025 – Digital Core REIT (SGX: DCRU), a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, announced today it has successfully completed the acquisition of a 20% interest in a second fully-fitted freehold data centre in Osaka from Mitsubishi Corporation for ¥13 billion, or approximately US$87 million. The acquisition is expected to be 1.8% accretive to Digital Core REIT's distribution per unit, or "DPU," and is expected to increase aggregate leverage from 34.0% as at 31 December 2024 to 37.3%.

The acquisition is expected to improve geographic diversification and expand Digital Core REIT's presence in Japan, increasing the annualised revenue contribution from Osaka from 7% as at 31 December 2024 to 11% pro forma for the acquisition. The Osaka data centre was purpose-built from the ground up and completed in July 2021. The state-of-the-art facility offers 19,900 kW of critical IT load and is situated on the Sponsor's Osaka connected data centre campus, servicing a diverse community of leading hyperscale and technology companies. The facility is predominantly leased to leading global cloud providers with large and growing global data centre footprints, increasing the portion of annualised rent from investment grade customers from 81% as at 31 December 2024 to 82% pro forma for the acquisition.

Separately, Digital Core REIT also announced the establishment of a US$750 million Euro Medium-Term Note Programme and appointed Mizuho Securities (Singapore) Pte. Ltd. as the sole arranger and dealer for the programme's establishment. The EMTN programme will be listed on the SGX-ST and enables Digital Core REIT to issue fixed or floating rate notes denominated in any currency as agreed between Digital Core REIT and the relevant lenders.

"The establishment of the medium-term note programme is a significant milestone in the evolution of our balance sheet and the maturity of our organisation," said Dave Craft, CFO of Digital Core REIT Management Pte. Ltd. "This programme will reduce our reliance on bank debt, open up access to the public debt capital markets and set the stage for accelerated growth of our asset base. We appreciate and acknowledge Mizuho's efforts as sole arranger and dealer in establishing the programme, and we look forward to capitalising on this important tool to prudently finance the expansion of our business."

For Additional Information

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About Digital Core REIT

Digital Core REIT (SGX: DCRU) is a leading pure-play data centre REIT listed in Singapore and sponsored by Digital Realty, the largest global data centre owner and operator. Digital Core REIT aims to create long-term, sustainable value for all stakeholders through ownership of a stabilised and diversified portfolio of mission-critical data centre facilities concentrated in select global markets. For more information, please visit digitalcorereit.com.

Important Notice

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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 due to various risks, uncertainties, and assumptions. These forward-looking statements speak only as at the date of this presentation. No assurance can be given that future events will occur, that projections will be achieved, or that assumptions are correct. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental revenue, changes in operating expenses, property expenses, governmental and public policy changes, and the continued availability of financing in the amounts and on the 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.

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.