DIGITAL CORE REIT

MINUTES OF EXTRAORDINARY GENERAL MEETING

PLACE	:	Bridge+, 79 Robinson Road, Level 2, Singapore 068897
DATE	:	Thursday, 18 April 2024
TIME	:	09:35 a.m.
PRESENT	:	Please see Attendance List attached hereto.
IN ATTENDANCE	:	Please see Attendance List attached hereto.
CHAIRMAN OF MEETING	:	Mr John Herbert

CHAIRMAN

Mr John Herbert, Lead Independent Director of Digital Core Management Pte. Ltd., the manager of Digital Core REIT (the "**Manager**"), took the chair of the Extraordinary General Meeting ("**EGM**" or "**Meeting**") and extended a warm welcome to all present and introduced the Board of Directors as well as the Chief Executive Officer ("**CEO**") and Chief Financial Officer of the Manager.

QUORUM

As a quorum was present, Chairman declared the Meeting open at 9:35 a.m.

NOTICE

With the consent of the Unitholders, the Notice convening the Meeting was taken as read.

INTRODUCTION

Chairman informed the Unitholders that voting for all the resolutions would be conducted electronically via wireless handset, and a question-and-answer session ("**Q&A**") would be conducted at this EGM.

Digital Core REIT had responded to key questions received from Unitholders before the Meeting. The detailed responses to key questions from Unitholders were announced via SGXNet on 12 April 2024 and the same had been posted to Digital Core REIT's website.

Chairman added that CEO would be giving Unitholders a presentation prior to the commencement of the Q&A session and voting.

CEO took the Meeting through the presentation. For further details, please refer to the EGM presentation slides released to Singapore Exchange Securities Trading Limited ("**SGX-ST**") after the EGM held on 18 April 2024.

Chairman then invited questions from unitholders in attendance at the meeting. The questions raised by the unitholders during the Meeting were answered by Management and attached as "Appendix A".

CONDUCT OF THE VOTING

Chairman informed the Meeting that voting on all resolutions tabled at this Meeting would be conducted by poll in accordance with Rule 730A(2) of the SGX Listing Manual. Reliance 3P Advisory Pte. Ltd. ("**Reliance**") had been appointed as scrutineer ("**Scrutineer**") for the poll.

On Chairman's invitation, a representative from Reliance explained the poll voting procedures.

APPOINTMENT OF CHAIRMAN AS PROXY

Chairman informed the Meeting that, in his capacity as Chairman of the Meeting, he had been appointed as proxy by Unitholders who had directed him to vote on their behalf. As such, he would, in that capacity, be voting on the resolutions to be tabled at the Meeting, in accordance with the expressed wishes of the Unitholders.

Chairman proceeded to read out the resolution tabled at this EGM as set out below.

1. ORDINARY RESOLUTION – THE PROPOSED ACQUISITION OF A 24.9% INTEREST IN A DATA CENTRE LOCATED IN GERMANY AS AN INTERESTED PERSON TRANSACTION

The Ordinary Resolution was to approve the proposed acquisition of a 24.9% interest in a data centre located in Germany as an interested person transaction.

Chairman proposed the following motion:

"That:

(i) approval be and is hereby given for the proposed acquisition of 24.9% of the outstanding shares in Digital Greenfield B.V. ("German JV"), which indirectly holds the property located at Wilhelm-Fay-Straße 15 and Wilhelm-Fay-Straße 24 in Frankfurt, Germany, together with an equivalent percentage participation interest in the German Loan Facility (as defined in the Circular) (the "Proposed Acquisition");

(ii) the entry into the Reinstated and Amended Contribution and Sale Agreement and Escrow Instructions with, among others, Digital Realty Trust, L.P. (the "Sponsor") in relation to the Proposed Acquisition (the "Reinstated and Amended Contribution and Sale Agreement"), and all documents required to be executed or assigned by the parties in order to give effect to the Proposed Acquisition, is hereby approved and (as the case may be) ratified;

(iii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Acquisition; and

(iv) the Manager, any director of the Manager ("Director"), and Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "Trustee"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of Digital REIT to give effect to the Proposed Acquisition, and all transactions contemplated under the Proposed Acquisition, and in this connection, the board of directors of the Manager (the "Board") be hereby authorised to delegate such authority to such persons as the Board deems fit."

Chairman requested the unitholders to cast their votes. The results of the votes by way of the poll were as follows:

	Number of votes	Percentage
For	697,384,818	99.97
Against	203,100	0.03

Based on the poll results, Chairman declared Ordinary Resolution carried.

A copy of the Scrutineer's Certificate issued by Reliance is annexed to these minutes as "Appendix B".

CONCLUSION

There being no other business, the Chairman declared the Meeting closed at 9:50 a.m. and thanked everyone for their attendance.

CONFIRMED AS TRUE RECORD OF PROCEEDINGS HELD

JOHN HERBERT
CHAIRMAN OF THE MEETING

DIGITAL CORE REIT ("DCREIT")

SUMMARY OF QUESTION-AND-ANSWER SESSION
AT THE EXTRAORDINARY GENERAL MEETING
HELD ON 18 APRIL 2024

1.	**Question** **(Unitholder A)**	:	A unitholder asked about Frankfurt data centre market dynamics, particularly regarding demand and supply and whether the REIT is facing the same situation observed in Northern Virginia.
	Answer **(DCREIT Management)**	:	The CEO responded, noting there is limited supply of data centre capacity available in Frankfurt, with existing capacity in high demand. The current market dynamic in Frankfurt is analogous to the situation in Singapore, where the government has restricted supply. In Frankfurt, current demand is primarily driven by cloud service providers rather than artificial intelligence applications.

****** END ******

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SCRUTINEERS' CERTIFICATE **Date: 18 April 2024**

To: The Chairman of the EXTRAORDINARY GENERAL MEETING
DIGITAL CORE REIT

Dear Sir,

As scrutineer appointed for the purpose of the Poll taken at the Extraordinary General Meeting of the Members of the Company held on 18 April 2024 I HEREBY CERTIFY that the result of the Poll is correctly set out as follows:-

	VOTES FOR	%	VOTES AGAINST	%	VOTES TOTAL
ORDINARY RESOLUTION 1	697,384,818	99.97	203,100	0.03	697,587,918

Verified by:

Name: Low Pei Wen
Lead Scrutineer
On behalf of Reliance 3P Advisory Pte Ltd