

DIGITAL CORE REIT

STRATEGICALLY POSITIONING FOR THE FUTURE

1 NOVEMBER 2023

Core | Sustainable | Growth



IMPORTANT NOTICE

This presentation should be read in conjunction with the announcements released by Digital Core REIT on 1 November 2023 titled “CUSTOMER SITUATION UPDATE: (I) DIVESTMENT OF TWO SILICON VALLEY DATA CENTRES; (II) AFFIRMATION OF LEASE FOR ONE SILICON VALLEY DATA CENTRE; (III) AMENDMENT TO LEASE AGREEMENTS FOR TWO LOS ANGELES DATA CENTRES; AND (IV) TERMINATION OF LEASE AGREEMENT FOR FRANKFURT DATA CENTRE” (the “**Divestment Announcement**”) and “ACQUISITION OF A 10.0% INTEREST IN A DATA CENTRE LOCATED IN OSAKA, JAPAN” (the “**Acquisition Announcement**”). Where applicable, certain figures and percentages have been rounded up to the nearest whole number. Any discrepancies in the tables, graphs and charts thereof are due to rounding.

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Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on 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.

BofA Securities (Merrill Lynch (Singapore) Pte. Ltd.), Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd. were the joint issue managers, global coordinators, bookrunners and underwriters for the initial public offering of units in Digital Core REIT.

STRATEGIC PRIORITIES

Positioning Digital Core REIT for the Future and External Growth

**ENHANCING
CREDIT QUALITY**



**ESTABLISHING
PRESENCE IN APAC**



**ACHIEVING SCALE
& DIVERSIFICATION**



SUMMARY OF STRATEGIC TRANSACTIONS

DIGITAL CORE REIT

Digital Core REIT is proposing a series of strategic transactions to improve the credit quality of the portfolio, further diversify into international markets and deliver long-term value to unitholders

1

Comprehensive Customer Bankruptcy Resolution

- ▶ **Asset Sale:** \$160 million of dispositions (two assets in Silicon Valley) at book value (4.4% cap rate)⁽¹⁾ to Brookfield Infrastructure Partners L.P. and its institutional partners (“Brookfield”), an unrelated third-party
- ▶ **Resolution on Leases:** Affirmation of a lease in Silicon Valley and amendment of leases in Los Angeles (accelerating expiration date to 30 September 2024)
- ▶ **Acquiring Critical Capacity in Frankfurt:** Regaining space in Frankfurt to create long-term value⁽²⁾

1) Based on 2024 contractual cash NOI.

2) Lease termination includes a \$2.5 million payment by Digital Core REIT.

3) Based on pro forma annualised rent attributable to investment-grade customers.

2

Accretive Capital Recycling & Portfolio Enhancement

- ▶ **Increasing Ownership in Frankfurt:** Ability to redeploy asset sale proceeds to acquire an additional 20% interest in Frankfurt
- ▶ **Improved Credit Quality:** Pro forma for the transaction, the contribution from investment grade customers towards Digital Core REIT’s portfolio will grow to 85%⁽³⁾

DIGITAL FRANKFURT FRANKFURT FACILITY



3

Initial Entry Into APAC

- ▶ **Entry into Japan:** Acquisition of a 10% interest in a data centre located in Osaka, Japan from Mitsubishi Corporation
- ▶ **Further Opportunities to Grow in APAC:** Initial transaction sets the stage for future acquisitions in the region

DIGITAL OSAKA 2 KIX11 OSAKA DATA CENTRE



COMPREHENSIVE CUSTOMER BANKRUPTCY RESOLUTION

	LEASES AMENDED		LEASE TERMINATED	LEASE ASSUMED	DIVESTMENTS	
Location						
	3015 Winona Avenue	200 North Nash Street	Wilhelm-Fay Straße 24 (FRA30)	1500 Space Park Drive	2401 Walsh Avenue	2403 Walsh Avenue
Data Centre Type	Shell & Core	Shell & Core	Fully-Fitted	Shell & Core	Shell & Core	Shell & Core
Lease Structure	Triple Net	Triple Net	Gross + E(lectricity)	Triple Net	Triple Net	Triple Net
Annualised Rent⁽¹⁾ (at Share)	\$2.1 million	\$2.7 million	\$0.5 million	\$4.2 million	\$4.2 million	\$2.6 million
Appraised Value⁽²⁾ (at Share)	\$48.6 million	\$62.1 million	\$6.0 million	\$103.5 million	\$99.0 million	\$61.2 million
RESOLUTION AND IMPACT						
Customer Resolution	Lease expiration amended from January 2035 to September 2024	Lease expiration amended from February 2033 to September 2024	Lease terminated ⁽⁴⁾ and recapturing 1.5MW of data centre capacity ⁽⁵⁾	No change to existing lease terms or rental rate	Asset sold at book value (4.4% Cap Rate)⁽⁶⁾	Asset sold at book value (4.4% Cap Rate)⁽⁶⁾
Near-Term Impact	~50% Loss of Annualised Rent ⁽³⁾	~50% Loss of Annualised Rent ⁽³⁾	~50% Loss of Annualised Rent ⁽³⁾	No Impact	\$99.0 million Gross Proceeds	\$61.2 million Gross Proceeds

1) Based on annualised rent as at 30 September 2023.

2) The appraised values and portfolio values (at share) are based on the last appraised value as at 31 December 2022 and do not include any capitalised transaction costs, straight-line rent or property additions.

3) Per management estimates. Does not reflect continued rental payments on the amended lease agreements through 30 September 2024.

4) Lease expiration to be brought forward to the later: (a) January 2024 and the date of the transaction closing; or (b) such other date as may be mutually agreed upon by the Sponsor and Brookfield in writing.

5) Lease termination includes a \$2.5 million payment by Digital Core REIT.

6) Based on 2024 contractual cash NOI.

ACCRETIVE CAPITAL RECYCLING AND ENTRY INTO APAC

Recently Developed, Purpose-Built, High-Quality Data Centres Located in Core Markets in Frankfurt and Osaka

Frankfurt Facility: DIGITAL FRANKFURT



Frankfurt
SOSSENHEIM

100%
FREEHOLD

US\$494mm
AGREED VALUE⁽¹⁾

449,546
SQUARE FEET⁽²⁾

34,000
IT LOAD (kW)

92%
OCCUPANCY⁽²⁾

3.7 years
PROPERTY AGE⁽²⁾

Osaka Data Centre: DIGITAL OSAKA 2 (KIX11)



Minoh-City
OSAKA

100%
FREEHOLD

US\$515mm
AGREED VALUE⁽¹⁾⁽⁴⁾

114,940
SQUARE FEET⁽²⁾

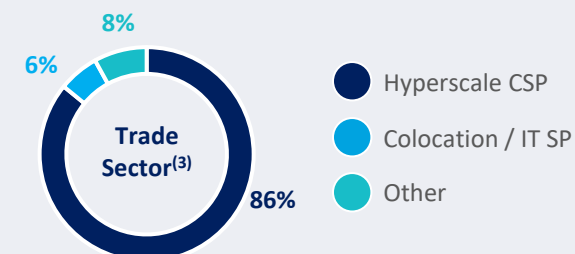
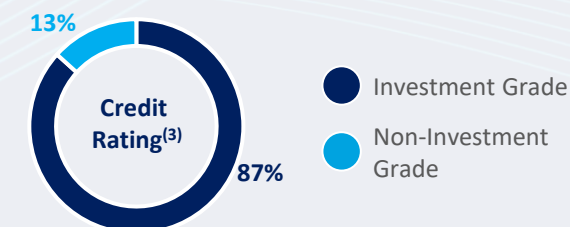
25,500
IT LOAD (kW)

95%
OCCUPANCY⁽²⁾

4.3 years
PROPERTY AGE

COMBINED CUSTOMER PROFILE

36
TOTAL CUSTOMERS



Note: Data as at 30 September 2023. Property statistics are presented at 100% share.

1) Agreed values shown at 100% share. For the Frankfurt Facility, values based on a EUR:USD exchange rate of 1.05. For the Osaka Data Centre, values based on a USD:JPY exchange rate of 150.

2) Based on net rentable square feet.

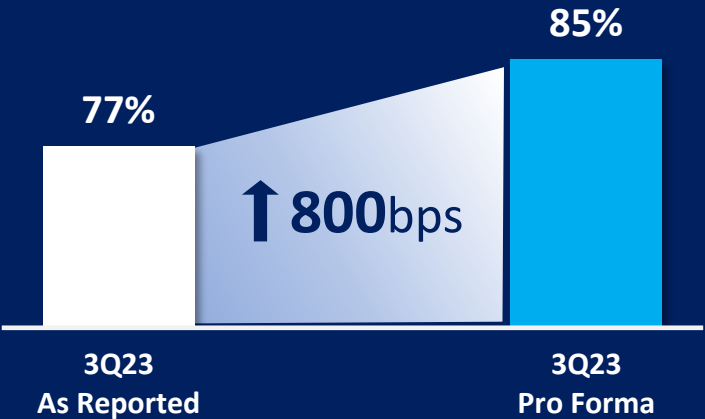
3) Based on annualised rent as at 30 September 2023.

4) The stated agreed value was negotiated on a willing-buyer and willing-seller basis and takes into account the historical cash flows, in-place rental rates and the underlying tenancy as well as current market conditions.

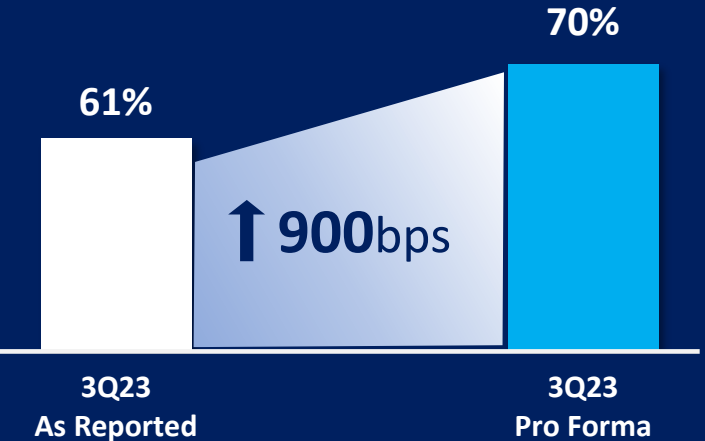
IMPROVING AND DIVERSIFYING

IMPROVING CUSTOMER PROFILE

Investment Grade⁽¹⁾

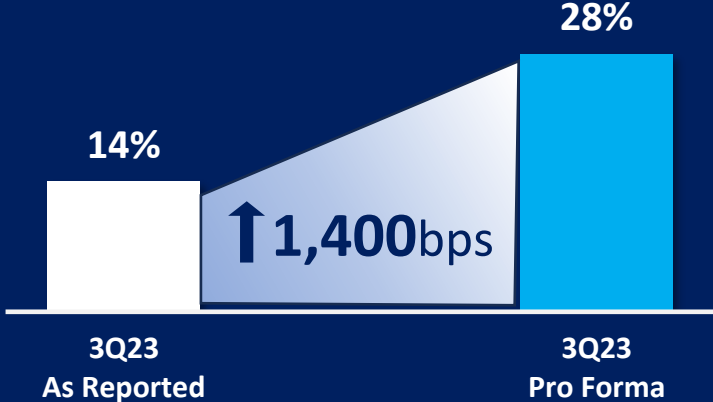


Hyperscale Cloud Providers⁽¹⁾

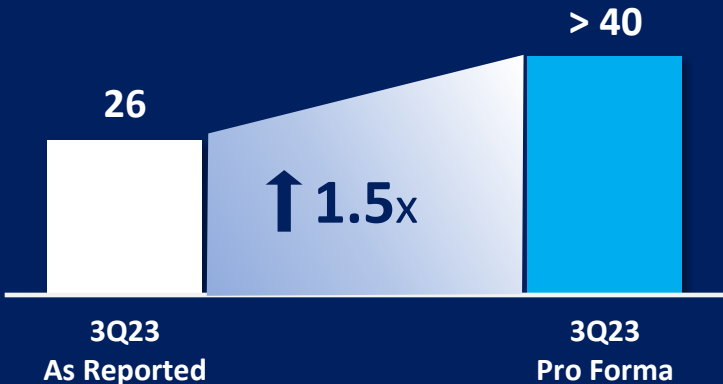


DIVERSIFYING THE PORTFOLIO

International Expansion⁽¹⁾



Number of Customers



Note: Data as at 30 September 2023. Portfolio statistics and figures shown at share.

1) Based on annualised rent as at 30 September 2023.

ENHANCING PORTFOLIO QUALITY

CURRENT

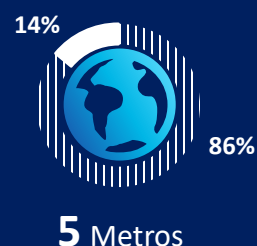
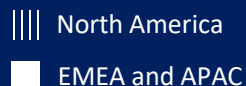
PRO FORMA

AUM (US\$)⁽¹⁾

US\$1.59 Bn

US\$1.58 Bn

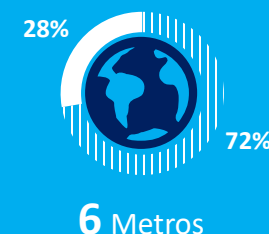
GEOGRAPHY



Metros⁽²⁾

Northern Virginia	34%
Silicon Valley	31%
Toronto	15%
Frankfurt	14%
Los Angeles	6%

Metros⁽²⁾



Northern Virginia	31%
Frankfurt	23%
Silicon Valley	20%
Toronto	15%
Los Angeles	6%
Osaka	5%

CUSTOMERS



26
Customers
77%
Investment Grade Customers⁽²⁾

Top 5 Customers⁽²⁾

Fortune 50 Software Company	37%
Global Colocation/IX Provider	22%
Social Media Platform	16%
Global Tech. Solutions Provider	12%
Fortune 25 Tech Company	6%

> 40
Customers

85%
Investment Grade Customers⁽²⁾

Top 5 Customers⁽²⁾

Fortune 50 Software Company	40%
Social Media Platform	15%
Fortune 25 Tech Company	11%
Global Tech. Solutions Provider	11%
Global Colocation/IX Provider	5%

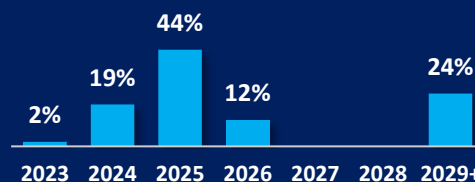
STABILISED CASH FLOWS



3.6 YRS
WALE⁽²⁾

97%
Occupancy⁽³⁾

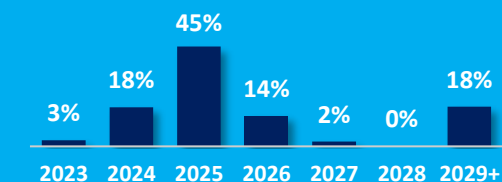
Lease Expiration %⁽²⁾



3.1 YRS
WALE⁽²⁾

96%
Occupancy⁽³⁾

Lease Expiration %⁽²⁾



Note: Data as at 30 September 2023. Portfolio statistics are calculated based on ownership interest. Any discrepancies between the listed amounts and totals thereof are due to rounding.

1) Based on balance sheet value of investment properties and associate as at 30 September 2023. Pro forma value inclusive of the purchase consideration of the Frankfurt Facility and Osaka Data Centre.

2) Based on annualised rent as at 30 September 2023.

3) Based on net rentable square feet. Pro forma occupancy does not account for any potential future vacancy at 200 North Nash Street and 3015 Winona Avenue.

**UNMATCHED
PARTNERSHIPS**

Brookfield

 **MC DIGITAL REALTY™**
A Mitsubishi Corporation and Digital Realty JV 

**SEEDING
FUTURE GROWTH**

**DIGITAL
FRANKFURT**
FRANKFURT
FACILITY



**INDUSTRY-LEADING
PIPELINE TO SCALE**



TRANSACTION OVERVIEW

Prudently Financed Portfolio Enhancement

Asset Sale & Frankfurt Facility Acquisition

Proposed Acquisition

- 20.0% interest in a data centre located in Frankfurt, Germany (the “**Frankfurt Facility**”) to be acquired from Digital Realty Trust, L.P.

Agreed Value⁽¹⁾

- EUR€470mm | US\$494mm

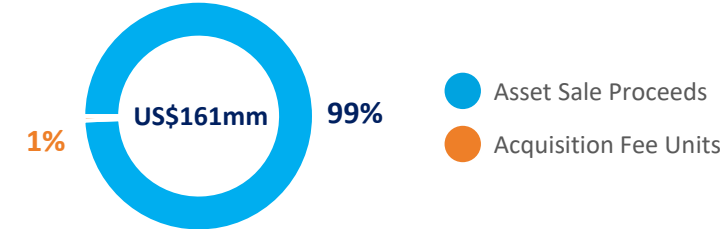
Total Acquisition Cost⁽²⁾

- Estimated Purchase Consideration: **US\$99mm**

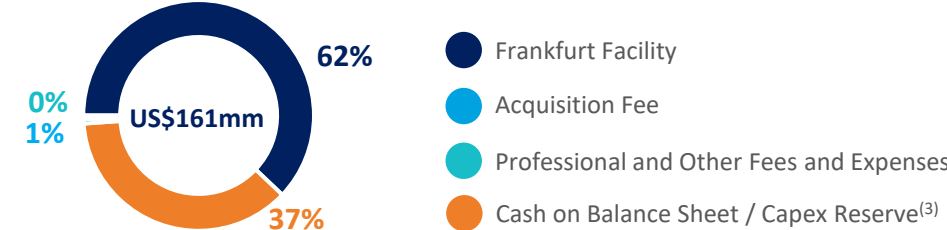
Proposed Funding

- Asset Sale Proceeds (at a 4.4% Cap Rate)

Sources of Funds (US\$mm)



Uses of Funds (US\$mm)



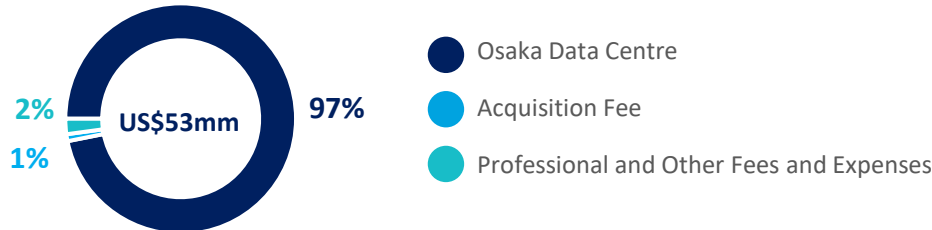
Osaka Data Centre Acquisition

- 10.0% interest in a data centre located in Osaka, Japan (the “**Osaka Data Centre**”) to be acquired from **Mitsubishi Corporation**

- JPY¥77,250mm | US\$515mm⁽⁴⁾

- Purchase Consideration: **US\$52mm** | Total Acquisition Cost: **US\$53mm**

- JPY-Denominated Borrowings (All-In Fixed Interest Cost of 1.3%)



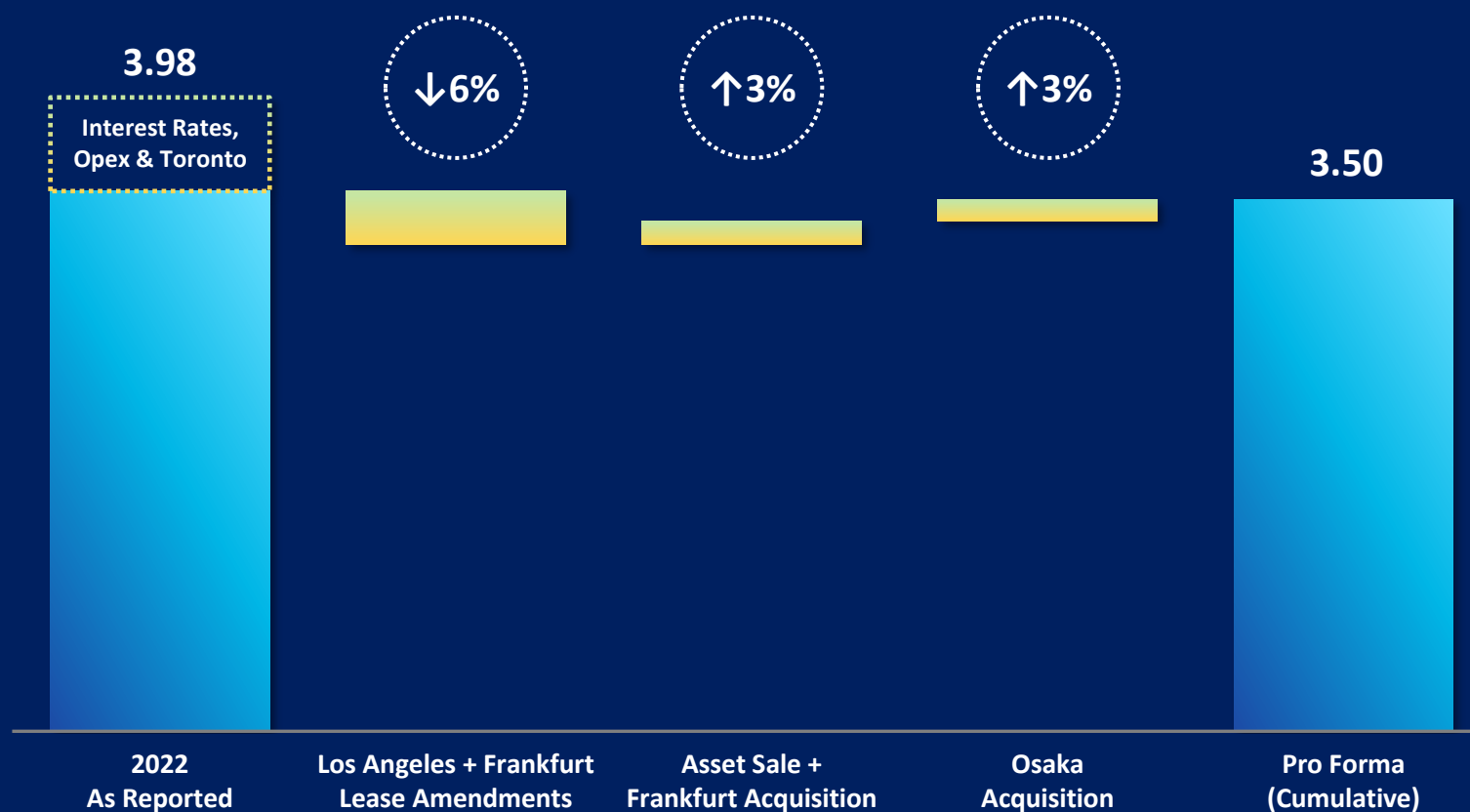
Note: Data as at 30 September 2023. Please refer to the Divestment Announcement and Acquisition Announcement dated 1 November 2023 for further details.

- 1) Agreed values shown on a 100% basis. For the Frankfurt Facility, values based on a EUR:USD exchange rate of 1.05. For the Osaka Data Centre, values based on a USD:JPY exchange rate of 150.
- 2) Purchase consideration represents 20.0% ownership of the Frankfurt Facility and 10.0% ownership of the Osaka Data Centre. The total acquisition cost is the purchase consideration inclusive of transaction costs and the acquisition / divestment fees payable to the manager of Digital Core REIT for the transactions.
- 3) A portion of the cash will be used to fund the Frankfurt lease termination payment of \$2.5 million.
- 4) The stated agreed value was negotiated on a willing-buyer and willing-seller basis and takes into account the historical cash flows, in-place rental rates and the underlying tenancy as well as current market conditions.

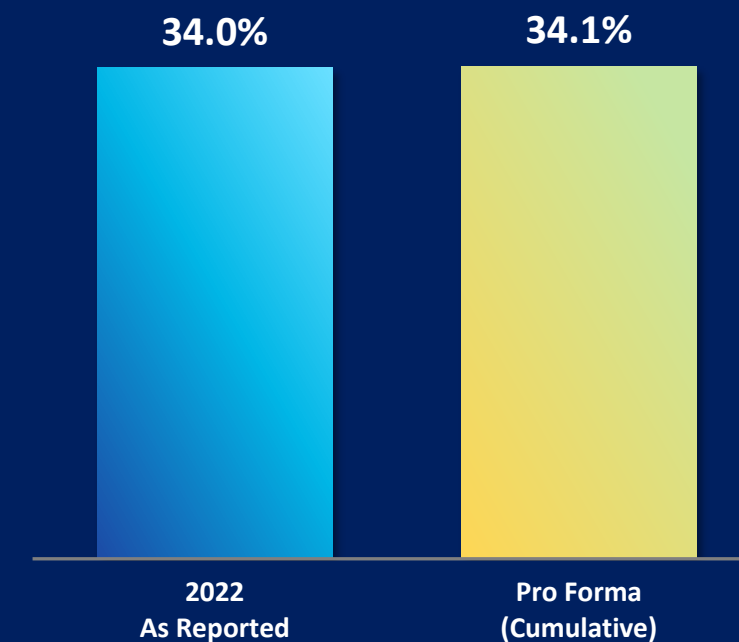
PRO FORMA FINANCIAL IMPACT

Stabilizing DPU while Preserving Balance Sheet Flexibility

DISTRIBUTION PER UNIT⁽¹⁾



AGGREGATE LEVERAGE⁽²⁾



Source: Company data as at 30 September 2023.

- 1) Please refer to the Divestment Announcement and Acquisition Announcement dated 1 November 2023 for further details on the pro forma financial effects of the proposed transactions, including key assumptions.
- 2) Aggregate leverage was computed based on gross borrowings / deposited properties. Under Para 9.7 of the Property Funds Appendix, if a property fund invests in real estate through the shareholdings in unlisted SPVs, the aggregate leverage of all SPVs held by the property fund should be aggregated on a proportionate basis based on the property fund's share of each SPV. Based on as reported Gross Borrowings of US\$500mm as at 31 December 2022 with Pro Forma 2022 Gross Borrowings estimated at US\$497mm.

FURTHER INFORMATION ON **STRATEGIC TRANSACTIONS**

LONG-TERM VALUE CREATION: LOS ANGELES

OVERVIEW OF LOS ANGELES DATA CENTRES

3015 WINONA AVENUE

Annualised
Rent⁽¹⁾

**\$2.1
million**

Action
Plan



Retain End-User
Customers



Asset
Enhancements



Lease-up
Vacancy

200 NORTH NASH STREET

Annualised
Rent⁽¹⁾

**\$2.7
million**

Action
Plan



Retain End-User
Customers



Asset
Enhancements



Lease-up
Vacancy

OVERVIEW OF KEY LOCATIONS



1) Based on share of annualised rent as at 30 September 2023.

ACCRETIVE CAPITAL RECYCLING

Purpose-Built, High-Quality Data Centre Located in Frankfurt with 89% Investment Grade Customers

Frankfurt Facility: DIGITAL FRANKFURT



GERMANY

449,546
SQUARE FEET⁽²⁾

34,000
IT LOAD (kW)

92%
OCCUPANCY⁽²⁾

US\$494mm
AGREED VALUE⁽¹⁾

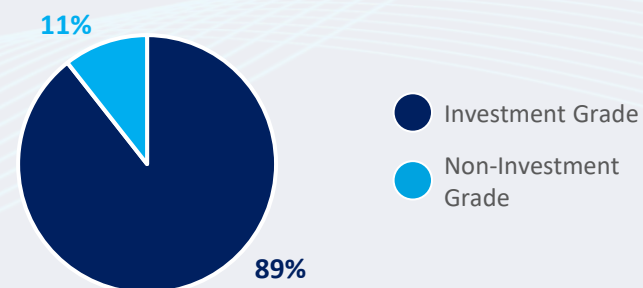
100%
FREEHOLD

3.7 years
PROPERTY AGE

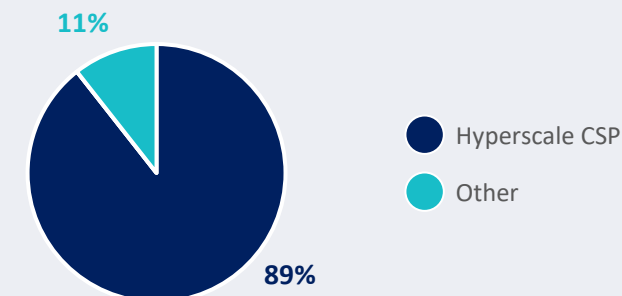
14
CUSTOMERS

CUSTOMER PROFILE⁽³⁾

Credit Quality



Trade Sector



Note: Data as at 30 September 2023. Property statistics are presented at 100% share.

1) For the Frankfurt Facility, values based on a EUR:USD exchange rate of 1.05.

2) Based on net rentable square feet.

3) Based on annualised rent as at 30 September 2023.

ESTABLISHING POSITION IN APAC

Connected Campus Data Centre Located in Osaka with 84% Investment Grade Customers

Osaka Data Centre: DIGITAL OSAKA 2 (KIX11)



JAPAN

114,940
SQUARE FEET⁽²⁾

25,500
IT LOAD (kW)

95%
OCCUPANCY⁽²⁾

US\$515mm
AGREED VALUE⁽¹⁾

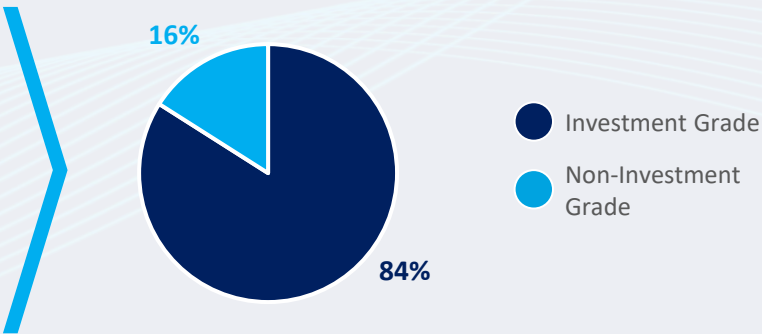
100%
FREEHOLD

4.3 years
PROPERTY AGE

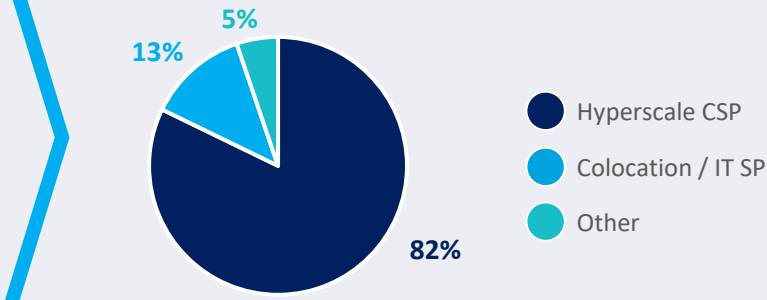
25
CUSTOMERS

CUSTOMER PROFILE⁽³⁾

Credit Quality



Trade Sector



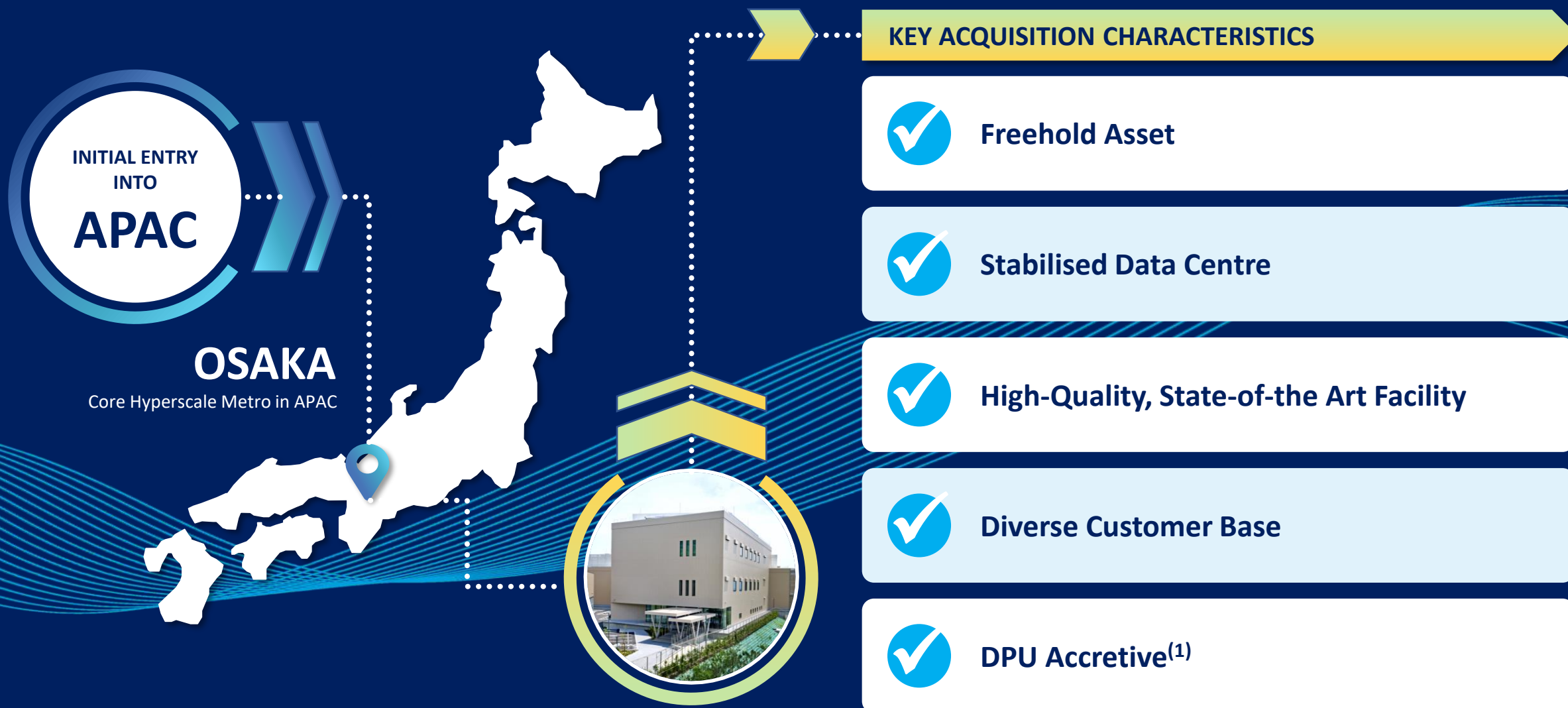
Note: Data as at 30 September 2023. Property statistics are presented at 100% share.

1) The stated agreed value was negotiated on a willing-buyer and willing-seller basis and takes into account the historical cash flows, in-place rental rates and the underlying tenancy as well as current market conditions. For the Osaka Data Centre, values based on a USD:JPY exchange rate of 150.

2) Based on net rentable square feet.

3) Based on annualised rent as at 30 September 2023.

ACQUISITION OF STABILISED, FREEHOLD DATA CENTRE



1) Please refer to the Acquisition Announcement dated 1 November 2023 for further details on the pro forma financial effects of the proposed acquisition, including key assumptions.

ENTRY INTO ATTRACTIVE CORE DATA CENTRE MARKET

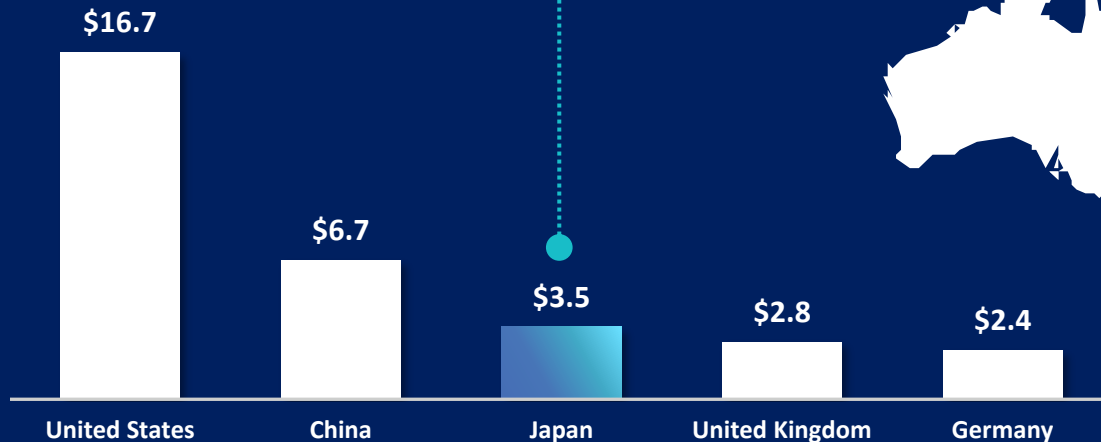
INTERNATIONAL EXPANSION INTO APAC

JAPAN

- Third-largest country in the world by GDP, serves as a key connectivity hub for internet traffic to and from North America
- Serves as initial landing point for multiple submarine cables connecting Americas to APAC region before branching out across Asia
- Benefits from high barriers to entry given high build costs, labour shortages and long lead-times for power infrastructure development

Top 5 Global Data Centre Countries⁽¹⁾

2022 Total Data Centre Revenue (in US\$ Billions)



Source: Synergy Research.

1) Synergy Research as at October 2023.

2) Synergy Research as at June 2023.

GROWING APAC DATA CENTRE MARKET

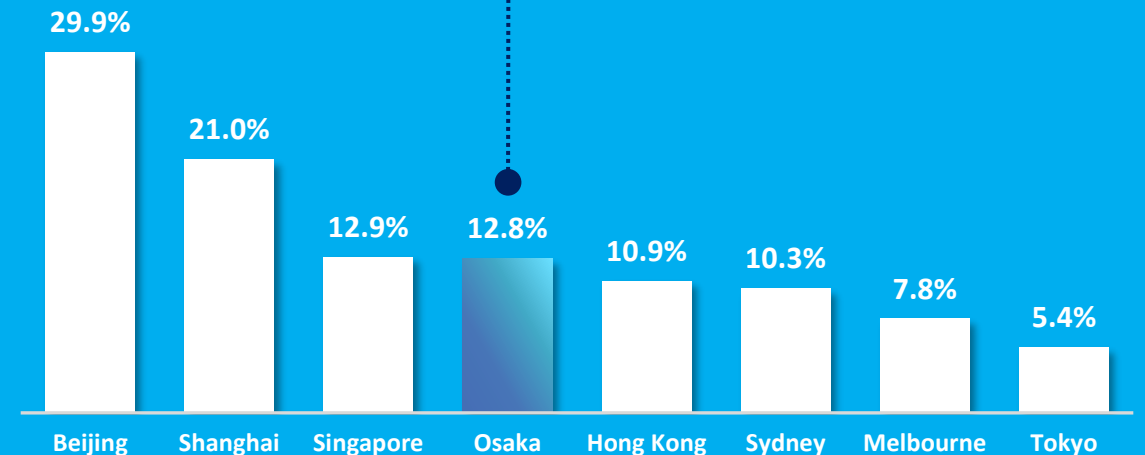
OSAKA

- One of the fastest growing data centre markets in the Asia Pacific region
- Serves as critical availability zone for public cloud providers serving Japan



Fastest Growing APAC Data Centre Markets⁽²⁾

Total Data Centre Revenue (2017 to 2022 CAGR)



INDEPENDENT MARKET RESEARCH **OSAKA, JAPAN**

JAPAN: OVERVIEW

- Land for data centre development in the Tokyo market is relatively challenging to obtain without local presence and knowledge of the Japanese business culture. Local conglomerates like NTT, KDDI and Mitsubishi have large portfolios of land that they can tap into and are usually aware of off-market brownfield and greenfield land opportunities
- Multi-year backlog and delays in power substation infrastructure build out combined with labour shortage issues in the greater Tokyo market have translated into increased construction costs and longer time frames for bringing new data centre builds online
- Hyperscalers are actively building their own data centres in partnership with land developers and this dynamic has impacted the addressable market for colocation providers. That being said, the overall pie for hyperscale data centre capacity in Japan is accelerating with colocation providers still expected to experience strong growth as hyperscalers are projected to require much more capacity outside of just their self-built data centres
- Regional and local land developers like GLP, HULIC, Mitsui Fudosan, Keihanshin, ESR REIT and Goodman are also altering the data centre competitive landscape by starting to get involved in building data centres across Tokyo and Osaka. They are entering the market in several ways. The first is doing deals directly with hyperscale cloud customers like what Mitsui Fudosan and Goodman has done with AWS and Google. The second is leasing developed powered shell buildings to colocation providers like what Keihanshin has done in the Osaka market and what Goodman has done with STT GDC in Inzai (Tokyo)
- Despite the challenges and barriers to entry, Tokyo and Osaka continue to present the highest upside for next five years of hyperscale capacity growth compared to Singapore, Hong Kong, Sydney and Melbourne especially when comparing the amount of hyperscale data centre capacity in these other APAC markets in relation to how much capacity they currently have deployed in Japan coupled with the size of the domestic Japanese addressable market and how Japan as a country is situated strategically as a gateway market for submarine cable systems coming from the US West Coast
- Structure Research estimates that there is still plenty of upside potential for the Japan data centre market and specifically in relation to the growth of the hyperscale colocation segment. The absence of a domestic Japanese hyperscale cloud platform has created a meaningful opportunity for both Western and Chinese hyperscale cloud platforms to capture market share in a large addressable Japanese market with the third largest GDP in the world behind the US and China. Even with the current pipeline of new hyperscale data centre builds in both Tokyo and Osaka, Japan is still in the early stages of cloud adoption and there is still plenty of runway for growth in the next five to ten years
- Tokyo is positioned as the primary hub for international firms to access the Japan market. Its geographical location as the most prominent technology and financial market situated in the northwestern part of Asia has resulted in it becoming the first landing point for a sizable number of submarine cables to connect the western United States to the rest of Asia
- Osaka has quickly transitioned from an emerging hub for both domestic and international firms deploying secondary or disaster recovery data centre footprints in relation their core deployments in the greater Tokyo market - to now becoming a second core region for hyperscalers to serve sizable Central and Western Japanese markets that include Kyoto, Kobe and even Nagoya

JAPAN: OVERVIEW (Continued)

LOCATION/CONNECTIVITY

- Japan's geographical location as the most prominent financial market in the northwestern part of Asia has resulted in it becoming the first landing point for a sizable number of submarine cables connecting Asia to the western United States
- Tokyo is the primary hub for international internet bandwidth/connectivity and serves as a termination point for over 26 international submarine cable systems

INFRASTRUCTURE

- Robust network and reliable power infrastructure
- Grid is stable and power outages are rare making it an ideal location for setting up data centres

POLITICAL CLIMATE

- Stable and fair government that is centered around promoting economic development
- Data centre segment could potentially benefit from Japan opening its doors for international investments
- The Japanese is also looking to encourage domestic and foreign businesses to set up data centers in the country by offering tax breaks and other assistance in an effort to speed up its own digital transformation and to prevent sensitive information from being hosted overseas

HYPERSCALE

- Continues to be the primary driver of data centre colocation leasing in both Tokyo and Osaka as public cloud adoption continues to accelerate and hyperscale providers finding it necessary to deploy data centre infrastructure in-country to serve local end users effectively
- While AWS, Google and Microsoft has shown it has the ability and appetite to develop its own self-built data centres, other hyperscale cloud providers like Alibaba, IBM Cloud and Tencent have opted to lease their data centre infrastructure exclusively from colocation providers

GEOGRAPHICAL STABILITY

- Relatively high risk of earthquakes and tsunamis
- Strict regulations in place for data centre buildings to be developed with a unique seismic isolation layer design as well as long underground columns that help to secure data centre buildings in case of an earthquake

BUSINESS CLIMATE

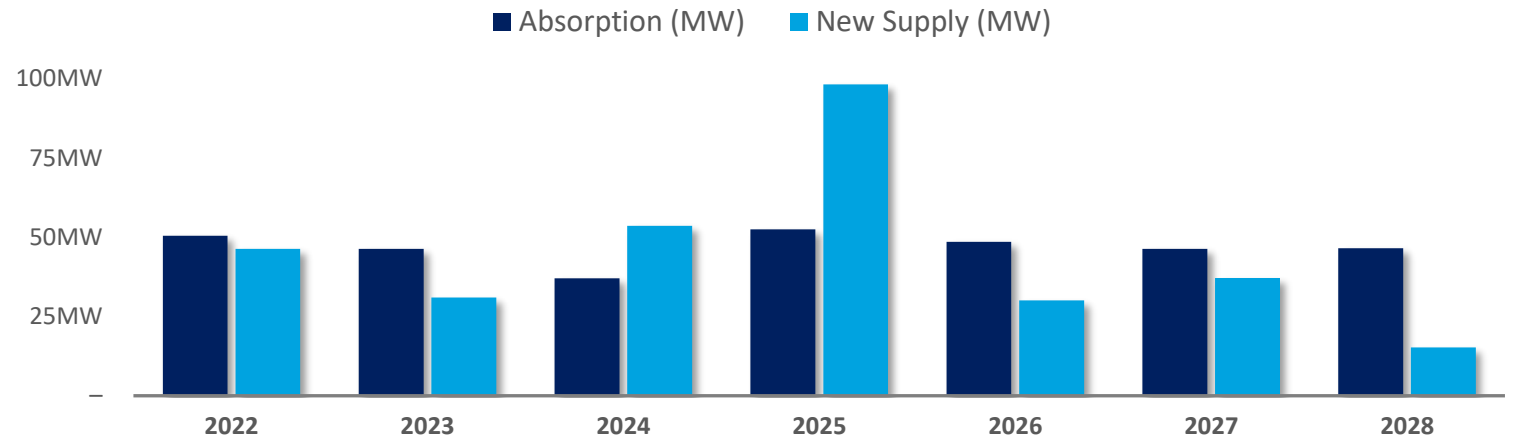
- Skilled labor force, relatively friendly environment for international business
- Language and cultural barriers present that require local Japanese presence to effectively do business in-country
- Strong culture of IT outsourcing with the presence of sizable local systems integrators driving data centre and cloud services adoption
- Recent labor shortages led to increased construction costs and delayed speed to market

OSAKA: MARKET STATISTICS

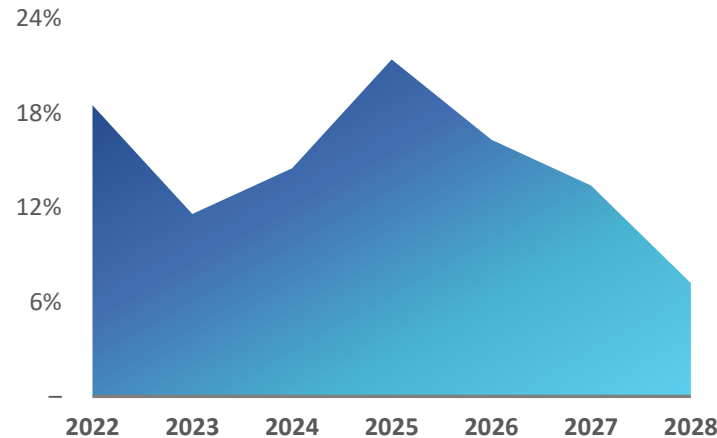
SUMMARY

- The Tokyo and Osaka data centre markets continue to grow and expand, with hyperscale driving the demand profile and enterprise still a source of steady demand
- The Tokyo market was worth USD \$2.3b in 2022 and is projected to grow 7% y/y to USD \$2.5b in 2023, while the Osaka market was valued at USD \$544m in 2022 and projected to grow 19% y/y to USD \$648m in 2023
- Hyperscale cloud makes up the majority of the current demand profile in Japan, and the hyperscale-oriented portion of the market, currently 37% in Tokyo, is expected to account for over 50% by 2026
- In Osaka, this portion of the market is about half and expected to be over 60% by 2027
- The demand profile in Japan is healthy, but hyperscale platforms are not using colocation exclusively
- Land for data centre development is not easy to acquire without extensive local market knowledge and there are labour shortage issues, along with multi-year backlogs in power substation infrastructure construction
- Timelines for data centre builds have been pushed out as a result
- These realities have pushed hyperscalers to work directly with real estate developers and has shifted some demand to the self-build and build-to-suit category
- Japan is still at a very early stage of development when it comes to cloud and outsourced infrastructure adoption and there are no signs that a domestic Japanese cloud platform will be built
- The major US and China-based hyperscalers continue to pursue this market aggressively and they will require capacity that exceeds what they can reasonably self-build

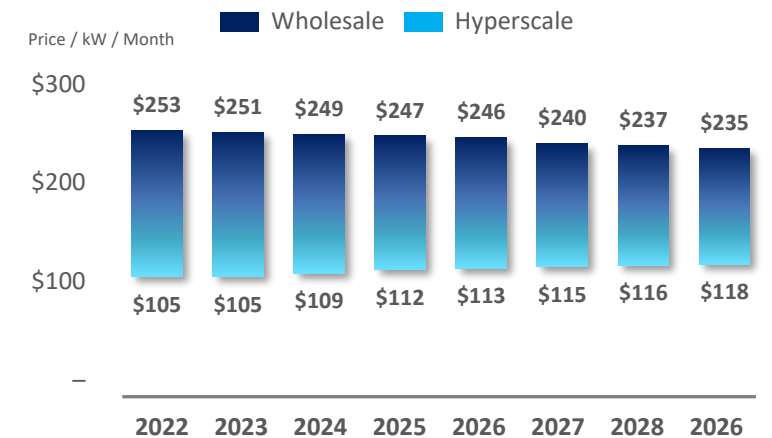
OSAKA: ABSORPTION AND SUPPLY⁽¹⁾



OSAKA: VACANCY (%)⁽¹⁾



OSAKA: PRICING⁽¹⁾⁽²⁾



Source: Structure Research as of May 2023.

1) Includes hyperscale and enterprise.

2) Represents the average pricing for enterprise wholesale and the low pricing for hyperscale.

FURTHER INFORMATION ON **DATA CENTRES**

OSAKA DATA CENTRE

DIGITAL OSAKA 2 (KIX11)



SUMMARY OF SELECTED INFORMATION

Address	6-chome, Ao-kita, Saito, Minoh-city, Osaka, Japan
Land Lease Title	Freehold
Completion Year	2019
Property Type	Fully-Fitted
Occupancy (as at 30 September 2023)	95%
Net Rentable Square Feet	114,940
Customer IT Load (kW)	25,500
Agreed Value (JP¥ / US\$) ⁽¹⁾ Based on 100%	JP¥77,250 million / US\$515 million
Number of Customers	25

1) Values based on a USD:JPY exchange rate of 150.

FRANKFURT FACILITY

DIGITAL FRANKFURT (SOSSENHEIM)



SUMMARY OF SELECTED INFORMATION

Address	Wilhelm-Fay Straße 15 and Wilhelm-Fay Straße 24, Frankfurt, Germany
Land Lease Title	Freehold
Completion Year	2017 (Phase I) / 2022 (Phase IV)
Property Type	Fully-Fitted
Occupancy (as at 30 September 2023)	92%
Net Rentable Square Feet	449,546
Customer IT Load (kW)	34,000
Agreed Value (EUR / US\$ million) ⁽¹⁾ Based on 100%	€470 million / US\$494 million
Number of Customers	14

1) Values based on a EUR:USD exchange rate of 1.05.

DIGITAL

CORE REIT

Core

Sustainable

Growth
