2 Central Boulevard,
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Singapore 018916

PAYMENT OF ASSET MANAGEMENT FEE BY WAY OF TRANSFER OF UNITS IN DIGITAL CORE REIT FROM DIGITAL CORE REIT MANAGEMENT PTE. LTD.

The Board of Directors of Digital Core REIT Management Pte. Ltd. (the "**Company**"), as manager of Digital Core REIT, wishes to announce that, pursuant to the U.S. and Canadian Asset Management Agreements ("Asset Management Agreements") entered into prior to its IPO, the Company has transferred 8,870,932 Units ("Asset Management Fee Units") in Digital Core REIT to Digital Realty Property Manager, LLC ("Asset Manager") at an average price of US$0.5073[1] per Unit as payment for Asset Management services provided for the period from 1 January 2023 to 31 December 2023.

The transfer price of the Asset Management Fee Units was derived from the volume weighted average price of a Unit for all trades done on the Singapore Exchange Securities Trading Limited (the "SGX-ST") in the ordinary course of trading for the last 10 business days for the periods ended 31 March 2023, 30 June 2023, 30 September 2023, and 31 December 2023.

For clarity, the Asset Management Fee Units payable under the Asset Management Agreements represent an outsourcing arrangement and do not represent an additional cost to Digital Core REIT. Accordingly, there is no double counting of asset management fees payable to the Company by Digital Core REIT.

Following the transfer of the Asset Management Fee Units, the Company's unitholding in Digital Core REIT totals 15,739,464 Units, representing approximately 1.207% of the total issued Units (excluding treasury units) in Digital Core REIT. The total number of issued Units in Digital Core REIT as at the date of this announcement is 1,304,009,914.

By Order of the Board
Digital Core REIT Management Pte. Ltd.
(Company Registration Number: 202123160H)
as manager of Digital Core REIT

John J. Stewart
Chief Executive Officer
22 January 2026

[1] The average price of Units transferred is based on the average unit price as calculated for 1Q 2023, 2Q 2023, 3Q 2023 and 4Q 2023.

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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.

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.