(a real estate investment trust constituted on 10 November 2021
under the laws of the Republic of Singapore)

DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "**Manager**"), refers to the announcement dated 9 October 2024 titled, "Disclosure Pursuant to Rule 704(31) of the SGX-ST Listing Manual," in relation to the facility agreement entered into on 8 October 2024 (the "**Original Facility Agreement**") by Perpetual (Asia) Limited (in its capacity as trustee of Digital Core REIT) (the "**Borrower**").

Pursuant to an amendment and restatement agreement entered into on 6 November 2026 relating to the Original Facility Agreement, the facilities under the Original Facility Agreement will be updated to approximately US$818 million loan facilities (the "**Facilities**") comprising:

(a) term loans of approximately US$197 million maturing in 2030;

(b) a multicurrency revolving loan facility of US$275 million maturing in 2031 (with two six-month extension options); and

(c) a multicurrency term loan facility of approximately US$346 million maturing in 2032.

The Facilities will be used for, among other things, refinancing Digital Core REIT's existing borrowings and for working capital and other general corporate purposes. Citigroup Global Markets Asia Ltd., BofA Securities, Inc., and DBS Bank Ltd. served as mandated lead arrangers and bookrunners for the Facilities.

There are conditions of the Facilities which refer to the shareholding in the Manager and the unitholding interests of any controlling unitholder. Under the terms of the Facilities, the Borrower has to prepay any outstanding loans immediately if:

(a) the Manager ceases to be a subsidiary of Digital Realty Trust, L.P. (the "**Sponsor**") or Digital Realty Trust, Inc. ("**DLR**") without the lenders' consent;

(b) the Sponsor and/or DLR ceases to have control of the Manager without the lenders' consent;

(c) the Manager ceases to be the manager of Digital Core REIT without the lenders' consent; and/or

(d) the Sponsor and DLR (taken together) cease to hold, directly or indirectly (including through units in Digital Core REIT), at least 10 per cent of the ownership or profit interests in the property-owning subsidiaries of Digital Core REIT, and this is not remedied within 30 days,

each, a "**Mandatory Prepayment Event**."

Assuming (i) the occurrence of a Mandatory Prepayment Event and (ii) that such occurrence would cause a cross default under other borrowings of Digital Core REIT, the aggregate level of facilities that may be affected is, as at the date of this announcement, approximately US$818 million (assuming all facilities are drawn in full) (excluding interest and fees).

As at the date of this announcement, no Mandatory Prepayment Event has occurred.

By Order of the Board
John Stewart
Chief Executive Officer

Digital Core REIT Management Pte. Ltd.
(as Manager of Digital Core REIT)
(Company Registration No. 202123160H)

10 November 2026

Important Notice
This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for units in Digital Core REIT ("**Units**") 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 the 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, the Manager or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.