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

UPDATE TO THE LETTER TO UNITHOLDERS DATED 3 APRIL 2024

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in Digital Core REIT's Letter to Unitholders dated 3 April 2024 (the "**Letter to Unitholders**").*

Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "**Manager**"), refers to the Letter to Unitholders in relation to the proposed renewal of the unit buy-back mandate of the Manager at the upcoming annual general meeting of Digital Core REIT to be held on 18 April 2024.

Since 2 April 2024 until the date of this announcement, the Manager has purchased or acquired additional Units by way of Market Repurchases pursuant to the 2023 Unit Buy-Back Mandate. If these purchases were into account in relation to paragraph 2.8 of the Letter to Unitholders, paragraph 2.8 of the Letter to Unitholders would be as follows:

"As at 17 April 2024, the Manager had purchased or acquired an aggregate of 14,904,400 Units by way of Market Repurchases (as defined in paragraph 2.2.3 above) pursuant to the 2023 Unit Buy-Back Mandate. The highest and lowest price paid was US$0.600 and US$0.390 per Unit, respectively, and the total consideration paid for all purchases was approximately US$8.1 million, excluding commission brokerage and goods and services tax."

Save as disclosed above, all the information in the Letter to Unitholders remains unchanged.

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

John J. Stewart
Chief Executive Officer

Singapore
17 April 2024

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.

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 as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and on 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.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. 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. This announcement has not been reviewed by the Monetary Authority of Singapore.