10 Collyer Quay, #42-06
Ocean Financial Centre
Singapore 049315

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 Agreement ("Asset Management Agreements") entered into during IPO, the Company has transferred 18,154,009 Units ("**Asset Management Fee Units**") in Digital Core REIT to **Digital Realty Property Manager, LLC ("Asset Manager")** at an average price of US$0.8787[1] per Unit, as payment of Asset Management services[2] provided to the Company for the period from 6 December 2021 ("Listing Date") to 30 September 2022.

The transfer price of the Asset Management Fee Units is derived from the average IPO price at Listing Date as well as the volume weighted average price for 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 ten business days for the period ended 31 March 2022, 30 June 2022 and 30 September 2022.

For clarity, the Asset Management Fee Units payable under the Asset Management Agreements is an outsourcing arrangement of the Company and is not an additional cost to Digital Core REIT. Accordingly, there is no double counting of asset management fees with the 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 is 2,767,362 Units, representing approximately 0.247% of the total number of 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 1,120,892,272.

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

John Stewart
Chief Executive Officer
10 January 2023

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.

[1] The average price of Units transferred is based on the average unit price as calculated at IPO, 1Q 2022, 2Q 2022 and 3Q 2022.
[2] Includes IPO support services rendered to the Company.

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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 from them may fall as well as rise. The units are not obligations of, deposits in, or guaranteed by the Company, as the manager of Digital Core REIT, or any of its respective affiliates. An investment in 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.

The past performance of Digital Core REIT is not necessarily indicative of its future results