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LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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**DIGITAL**  
CORE REIT

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

27 March 2023

To: The unitholders of Digital Core REIT

Dear Sir/Madam

**1 INTRODUCTION**

**1.1 Summary**

We refer to proposed Ordinary Resolution 4 under the “Special Business” section of the notice dated 27 March 2023 convening the annual general meeting of Digital Core REIT (“**Notice of Annual General Meeting**”) to be held by way of electronic means on Thursday, 20 April 2023 at 8.30 a.m. (Singapore Time) (“**AGM**”).

Ordinary Resolution 4 relates to the proposed renewal of the unit buy-back mandate of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the “**Manager**”). The Manager’s existing mandate to exercise its powers to procure the repurchases of units in Digital Core REIT (“**Units**”) for and on behalf of Digital Core REIT without the prior specific approval of the holders of Units (“**Unitholders**”) in a general meeting was approved by Unitholders at the time of the initial public offering of Digital Core REIT (“**IPO**”) by subscribing of Units at the time of the IPO, and such mandate expires on 20 April 2023, being the date of the AGM. In this regard, the Manager seeks approval from Unitholders at the AGM in relation to the renewal of the mandate to exercise its powers to procure the repurchases of Units without the prior specific approval of Unitholders in a general meeting (the “**Unit Buy-Back Mandate**”).

**1.2 This Letter**

The purpose of this Letter is to provide Unitholders with information relating to the above proposal which will be tabled at the AGM.

**1.3 Advice to Unitholders**

Unitholders should note that by approving the resolution relating to the Unit Buy-Back Mandate, they will be renewing the authority of the Manager to procure the repurchases of Units on the terms and conditions set out in paragraph 2 of this Letter and in accordance with all applicable laws and regulations, including but not limited to the provisions of the trust deed dated 10 November 2021 constituting

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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Digital Core REIT (as amended, varied or supplemented from time to time) (the “**Trust Deed**”) and the Listing Manual of the SGX-ST (the “**Listing Manual**”).

(See “The Proposed Renewal of the Unit Buy-Back Mandate” in paragraph 2 of this Letter for further details.)

If a Unitholder is in any doubt as to the action he should take, he should consult his stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

### 1.4 Singapore Exchange Securities Trading Limited (“**SGX-ST**”)

The SGX-ST assumes no responsibility for the accuracy of any statements or opinions made, or reports contained, in this Letter.

## 2 THE PROPOSED RENEWAL OF THE UNIT BUY-BACK MANDATE

### 2.1 Rationale for the Unit Buy-Back Mandate

The approval of the renewal of the Unit Buy-Back Mandate authorising the Manager to repurchase Units for and on behalf of Digital Core REIT would give the Manager the flexibility to undertake repurchases of Units of up to the 10.0% limit described in paragraph 2.2.1 of this Letter at any time, during the period when the Unit Buy-Back Mandate is in force (“**Unit Buy-Back**”).

The rationale for seeking the Unit Buy-Back Mandate is as follows:

- (i) the Unit Buy-Back Mandate would be a flexible and cost-effective capital management tool to enhance return on equity for Unitholders and/or the net asset value (“**NAV**”) per Unit; and
- (ii) the Unit Buy-Back Mandate, when exercised at appropriate times, would help mitigate short-term market volatility, off-set the effects of short-term speculative trading of the Units and bolster market confidence in the Units.

While the Unit Buy-Back Mandate would authorise Unit Buy-Backs of up to the said 10.0% limit during the period when the Unit Buy-Back Mandate is in force, Unitholders should note that Unit Buy-Backs may not necessarily be carried out to the entire 10.0% limit as authorised by Unitholders.

Repurchases of Units will be made only when the Manager considers it to be in the best interests of Digital Core REIT and the Unitholders.

Rule 723 of the Listing Manual requires Digital Core REIT to ensure that at least 10.0% of its Units are at all times held by the public (the “**Public Float**”). As at 28 February 2023, being the latest practicable date prior to the issuance of this Letter (the “**Latest Practicable Date**”), the Public Float is approximately 48.52%, and accordingly, the Manager is of the view that the orderly trading and the listing status

of the Units on the SGX-ST is not likely to be affected by the Unitholders' approval of the Unit Buy-Back Mandate and the repurchases of Units thereunder.

## **2.2 Authority and Limits on the Unit Buy-Back Mandate**

The authority conferred on the Manager and the limits placed on the repurchases of Units by the Manager under the Unit Buy-Back Mandate are set out below:

### **2.2.1 Maximum Limit**

The total number of Units which may be repurchased pursuant to the Unit Buy-Back Mandate is limited to that number of Units representing not more than 10.0% of the total number of issued Units as at the date of the AGM.<sup>1</sup>

**FOR ILLUSTRATIVE PURPOSES ONLY:** On the basis of 1,123,336,041 Units in issue as at the Latest Practicable Date, and assuming that no further Units are issued on or prior to the AGM at which the Unit Buy-Back Mandate is approved, not more than 112,333,604 Units (representing 10.0% of the issued Units) may be repurchased by the Manager pursuant to the Unit Buy-Back Mandate during the Mandate Duration (as defined herein).

### **2.2.2 Duration of Authority**

Unless revoked or varied by Unitholders in a general meeting, the Unit Buy-Back Mandate, if approved by Unitholders, will be in force from the period commencing from the date on which the AGM is held and the Unit Buy-Back Mandate is approved and expiring on the earliest of the following dates:

- (i) the date on which the next annual general meeting of Digital Core REIT is held;
- (ii) the date by which the next annual general meeting of Digital Core REIT is required by applicable laws and regulations or the provisions of the Trust Deed to be held; or
- (iii) the date on which the repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated,

(the "**Mandate Duration**").

Under the Trust Deed and the prevailing laws and regulations of Singapore, subject to any waiver by the relevant authorities, Digital Core REIT is required to convene an annual general meeting of Unitholders once every

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<sup>1</sup> Pursuant to the Listing Manual, a unit buy-back shall not exceed 10.0% of the total number of issued units excluding treasury units and subsidiary holdings in each class as at the date of the resolution passed by unitholders for the unit buy-back. For the avoidance of doubt, Digital Core REIT does not hold any treasury units and there are no subsidiary holdings as none of the subsidiaries of Digital Core REIT hold any Units. There is also only one class of units in Digital Core REIT.

calendar year and not more than 15 months after the holding of the last preceding annual general meeting, and in any case within four months from the financial year end of Digital Core REIT.

The authority conferred on the Manager under the Unit Buy-Back Mandate to repurchase Units may be renewed at the next annual general meeting of Unitholders. When seeking the approval of Unitholders for any subsequent Unit buy-back mandate, the Manager shall disclose details of each Unit buy-back made during the Mandate Duration in respect of the Unit buy-back mandate immediately preceding such Unit buy-back mandate being sought, including the total number of Units repurchased, the repurchase price per Unit or the highest and lowest prices paid for such repurchases of Units, where relevant, and the total consideration paid for such repurchases.

### **2.2.3 Manner of Repurchase**

Repurchases of Units may be made by way of:

- (i) market repurchase(s) (“**Market Repurchases**”); and/or
- (ii) off-market repurchase(s) (“**Off-Market Repurchases**”).

Market Repurchases refer to repurchases of Units by the Manager effected on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, through one or more duly licensed stockbrokers appointed by the Manager for the purpose.

Off-Market Repurchases refer to repurchases of Units by the Manager (which are not Market Repurchases) made under an equal access scheme or schemes for the repurchase of Units from Unitholders in accordance with the Trust Deed. In this regard, an Off-Market Repurchase must satisfy all the following conditions:

- (i) offers for the repurchase or acquisition of Units shall be made to every person who holds Units to repurchase or acquire the same percentage of their Units;
- (ii) all of the above-mentioned persons shall be given a reasonable opportunity to accept the offers made to them; and
- (iii) the terms of all the offers shall be the same, except that there shall be disregarded:
  - (a) differences in consideration attributable to the fact that offers may relate to Units with different accrued distribution entitlements;

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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- (b) differences in consideration attributable to the fact that the offers may relate to Units with different amounts remaining unpaid; and
- (c) differences in the offers introduced solely to ensure that each Unitholder is left with a whole number of Units.

Additionally, the Listing Manual provides that, in making an Off-Market Repurchase, the Manager must issue an offer document to all Unitholders which must contain, *inter alia*:

- (i) the terms and conditions of the offer;
- (ii) the period and procedures for acceptances;
- (iii) the reasons for the proposed Unit repurchases;
- (iv) the consequences, if any, of Unit repurchases by the Manager that will arise under the Singapore Code on Take-overs and Mergers (the “**Code**”) or other applicable takeover rules;
- (v) whether the Unit repurchases, if made, could affect the listing of the Units on the SGX-ST;
- (vi) details of any Unit repurchases made by the Manager in the previous 12 months (whether Market Repurchases or Off-Market Repurchases in accordance with an equal access scheme), giving the total number of Units repurchased, the repurchase price per Unit or the highest and lowest prices paid for the repurchases, where relevant, and the total consideration paid for the repurchases; and
- (vii) whether the Units repurchased by the Manager will be cancelled or kept as treasury Units.

### 2.2.4 Repurchase Price

The Manager has the discretion to determine the repurchase price for a repurchase of Units under a unit buy-back mandate, subject to such repurchase price not exceeding 105.0% of the Average Closing Price (as defined herein) of the Units (the “**Maximum Price**”) for both a Market Repurchase and an Off-Market Repurchase, excluding Related Expenses of such repurchase.

For the purposes of this paragraph 2.2.4:

“**Average Closing Price**” means the average of the closing market prices of the Units over the last five Market Days (as defined herein), on which transactions in the Units were recorded, immediately preceding the date of the Market Repurchase or, as the case may be, the date of the making of

the offer pursuant to the Off-Market Repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date on which the Market Repurchase(s) or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase(s);

“**date of the making of the offer**” means the date on which the Manager makes an offer for an Off-Market Repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an Off-Market Repurchase calculated on the foregoing basis) for each Unit and the relevant terms of the equal access scheme for effecting the Off-Market Repurchase.

### **2.3 Status of Repurchased Units**

Under the Trust Deed, a Unit repurchased by way of a Unit buy-back shall be deemed cancelled immediately on repurchase (and all rights and privileges attached to such Unit will expire on such cancellation).

### **2.4 Reporting Requirements**

Rule 886 of the Listing Manual specifies that an issuer shall notify the SGX-ST of all repurchases or acquisitions of its Units not later than 9.00 a.m.:

- (i) in the case of a Market Repurchase, on the Market Day following the day on which the Market Repurchase was made; or
- (ii) in the case of an Off-Market Repurchase under an equal access scheme, on the second Market Day after the close of acceptance of the offer for the Off-Market Repurchase.

The notification of any such repurchases of Units to the SGX-ST (in the form of an announcement on the SGXNet) shall be in such form and shall include such details as the SGX-ST may prescribe.

The Manager shall make arrangements with the appointed stockbrokers and/or custodians to ensure that they provide the Manager in a timely fashion the necessary information which will enable the Manager to make the notifications to the SGX-ST.

### **2.5 Sources of Funds**

The Manager may only apply funds for the repurchase of Units as provided in the Trust Deed and in accordance with the applicable laws and regulations in Singapore. The Manager may not repurchase Units for a consideration other than in cash.

The Manager intends to utilise Digital Core REIT’s internal sources of funds, external borrowings or a combination of both to finance the Manager’s repurchase

of Units on behalf of Digital Core REIT pursuant to the Unit Buy-Back Mandate, subject always to the requirements of the applicable laws and/or regulations in force at the relevant time.

## **2.6 Financial Effects**

It is not possible for the Manager to calculate realistically or quantify the impact of repurchases of Units that may be made pursuant to the Unit Buy-Back Mandate on the NAV per Unit and distribution per Unit (“**DPU**”) as the resultant effect would depend on, among others, the aggregate number of Units repurchased and the repurchase prices paid for such Units.

Digital Core REIT’s total number of issued Units will be diminished by the total number of Units repurchased by way of a Unit Buy-Back as such Units will be cancelled.

The Manager will only exercise the Unit Buy-Back Mandate when it considers it to be in the best interests of Digital Core REIT and the Unitholders. The Manager will consider factors such as the working capital requirements, availability of financial resources, the investment and growth strategies of Digital Core REIT and the prevailing market conditions before repurchasing Units under the Unit Buy-Back Mandate. The Manager will exercise the Unit Buy-Back Mandate with a view to enhancing the DPU and/or the NAV per Unit. The Manager does not intend to exercise the Unit Buy-Back Mandate to such an extent as would have a material adverse effect on the financial position of Digital Core REIT.

**FOR ILLUSTRATIVE PURPOSES ONLY:** The financial effects of a Unit buy-back on Digital Core REIT are based on the assumptions set out below:

- (i) 112,333,604 Units (representing approximately 10.0% of the issued Units as at the Latest Practicable Date) are repurchased by the Manager pursuant to the Unit Buy-Back Mandate on 1 January 2022;
- (ii) 1,123,336,041 Units are in issue as at the Latest Practicable Date (assuming no further Units are issued on or prior to the AGM at which the Unit Buy-Back Mandate is approved);
- (iii) Units are repurchased by the Manager at the Maximum Price of US\$0.6394 per Unit (being the price equivalent to 105.0% of the Average Closing Price of the Units immediately preceding the Latest Practicable Date), and accordingly, the maximum amount of funds required for the repurchase of the 112,333,604 Units, representing 10.0% of the issued Units as at the Latest Practicable Date (excluding Related Expenses) is approximately US\$71,826,106;
- (iv) the Unit Buy-Back Mandate has been effective since 6 December 2021;
- (v) all Units repurchased under the Unit Buy-Back Mandate are cancelled;

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**LETTER TO UNITHOLDERS DATED 27 MARCH 2023**

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- (vi) the repurchases of Units are funded solely by internal sources of funds of Digital Core REIT; and
- (vii) there are no changes to the distribution policy to Unitholders.

Based on the assumptions set out above, the financial effects of the repurchase of 112,333,604 Units (representing 10.0% of the issued Units as at the Latest Practicable Date) by the Manager pursuant to the Unit Buy-Back Mandate are set out below based on the audited consolidated financial statements of Digital Core REIT and its subsidiaries (the “**Digital Core REIT Group**”) for the financial period from 6 December 2021 (the “**Listing Date**”) to 31 December 2022 (the financial period, “**FP 2022**”, and the audited consolidated financial statements of the Digital Core REIT Group for FP 2022, the “**FP 2022 Audited Financial Statements**”):

	FP 2022 Audited Financial Statements	Pro forma financial effects of Unit repurchases on the FP 2022 Audited Financial Statements
Net Assets attributable to Unitholders of Digital Core REIT (US\$ million)	935	863
Current Assets (US\$ million)	35	35
Current Liabilities (US\$ million)	26	26
Number of issued Units (as at the Latest Practicable Date) (million)	1,121	1,011
<u>Financial Ratios</u>		
Adjusted NAV per Unit (excluding outstanding distributable income) (US\$)	0.81	0.83
Distribution per Unit (cents)	4.29	4.56
Aggregate Leverage (%)	34.0	38.9

**Unitholders should note that the financial effects set out in the table above are based on the FP 2022 Audited Financial Statements and are presented strictly for illustrative purposes only. The results of the Digital Core REIT Group for FP 2022 may not be representative of future performance. Although the Unit Buy-Back Mandate would authorise the Manager to repurchase up to 10.0% of the total number of issued Units, the Manager may not necessarily repurchase or be able to repurchase the entire 10.0% of the total number of issued Units at any time while the Unit Buy-Back Mandate is in force.**



## **2.7 Taxation**

Unitholders who are in doubt as to their respective tax positions or the tax implications of Unit repurchases by the Manager, or, who may be subject to tax whether in or outside Singapore, should consult their own professional advisers.

## **2.8 Units Repurchased by the Manager**

As at the Latest Practicable Date, the Manager had purchased or acquired an aggregate of 10,654,100 Units by way of Market Repurchases (as defined in paragraph 2.2.3 above) pursuant to the Unit Buy-Back Mandate approved by Unitholders at the time of IPO. The highest and lowest price paid was US\$0.6192 and US\$0.5163 per Unit respectively and the total consideration paid for all purchases was US\$6,228,327, excluding commission brokerage and goods and services tax.

## **2.9 Black-Out Periods**

The Manager will not repurchase any Units for and on behalf of Digital Core REIT at any time after a material price sensitive development has occurred or has been the subject of a decision until such time the price sensitive information has been publicly announced. In addition, the Manager will not repurchase Units for and on behalf of Digital Core REIT during the period commencing one month before the announcement of the Digital Core REIT Group's half-yearly financial results and full year financial statements.

## **2.10 Take-over Implications**

The circumstances under which Unitholders and persons acting in concert with them will incur an obligation to make a mandatory take-over offer under Rule 14 of the Code after a repurchase of Units by the Manager are set out in Appendix 2 of the Code. The take-over implications which may arise from any repurchase by the Manager of Units by way of a Unit buy-back are set out below.

### **2.10.1 Obligation to make a Take-over Offer**

If, as a result of any repurchase by the Manager of the Units, the proportionate interest in the voting rights of a Unitholder and persons acting in concert with him increases, such increase will be treated as an acquisition for the purposes of Rule 14 of the Code. Consequently, a Unitholder or a group of Unitholders acting in concert could obtain or consolidate effective control of Digital Core REIT and become obliged to make a mandatory take-over offer under Rule 14 of the Code.

### **2.10.2 Persons Acting in Concert**

Applying the Code to Digital Core REIT, to the extent possible, persons acting in concert comprise individuals or companies who, pursuant to an

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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agreement or understanding (whether formal or informal), cooperate, through the acquisition by any of them of Units (or otherwise), to obtain or consolidate effective control of Digital Core REIT.

Unless the contrary is established, the following persons, among others, will be presumed to be acting in concert, namely:

- (i) the following companies:
  - (a) a company (“**(A)**”);
  - (b) the parent company of (A) (“**(B)**”);
  - (c) the subsidiaries of (A) (each, “**(C)**”);
  - (d) the fellow subsidiaries of (A) (each, “**(D)**”);
  - (e) the associated companies of any of (A), (B), (C), or (D) (each, “**(E)**”);
  - (f) companies whose associated companies include any of (A), (B), (C), (D) or (E); and
  - (g) any person who has provided financial assistance (other than a bank in the ordinary course of business) to any of the foregoing companies for the purchase of voting rights; and
- (ii) a company with any of its directors (together with their close relatives, related trusts as well as companies controlled by any of the directors, their close relatives and related trusts).

For this purpose, a company is an “**associated company**” (as defined in the Code) of another company if the second company owns or controls at least 20.0% but not more than 50.0% of the voting rights of the first-mentioned company.

### 2.10.3 Effect of Rule 14 and Appendix 2 of the Code

In general terms, the effect of Rule 14 and Appendix 2 of the Code is that, unless exempted<sup>2</sup>, Unitholders and/or persons acting in concert with them will incur an obligation to make a mandatory take-over offer under Rule 14 of the Code if, as a result of the Manager repurchasing Units by way of a Unit buy-back, the voting rights of such Unitholders and/or their concert parties would increase to 30.0% or more, or in the event that such Unitholders and/or their concert parties hold between 30.0% and 50.0% of the voting rights in Digital Core REIT, if the voting rights of such Unitholders

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<sup>2</sup> Unitholders and/or persons acting in concert with them will be exempt from the requirement to make a mandatory take-over offer under Rule 14 of the Code upon the satisfaction of the conditions set out in paragraph 3(a) of Appendix 2 of the Code.

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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and/or their concert parties would increase by more than 1.0% in any period of six months.

Under Appendix 2 of the Code, a Unitholder not acting in concert with the Directors will not be required to make a mandatory take-over offer under Rule 14 of the Code if, as a result of the Manager repurchasing Units by way of a Unit buy-back, the voting rights of such Unitholder would increase to 30.0% or more, or, if such Unitholder holds between 30.0% and 50.0% of the voting rights in Digital Core REIT, the voting rights of such Unitholder would increase by more than 1.0% in any period of six months. Such Unitholder need not abstain from voting in respect of the resolution relating to the renewal of the Unit Buy-Back Mandate.

Based on the interests of the Substantial Unitholders (as defined herein) in Units recorded in the Register of Substantial Unitholders as at the Latest Practicable Date, the unitholdings of Digital CR Singapore Holding, LLC and persons acting in concert with it before the purchase of Units is 398,765,141 Units (35.5%).<sup>3</sup> The unitholdings of Digital CR Singapore Holding, LLC and persons acting in concert with it after the repurchase of Units assuming (a) the Manager purchases 112,333,604 Units, being the maximum limit of 10.0% of the issued Units under the Unit Buy-Back Mandate and (b) there is no change in the number of Units held by Digital CR Singapore Holding, LLC as at the Latest Practicable Date, will be 398,765,141 Units (39.4%) .

In the above illustration, as at the Latest Practicable Date, the voting rights of Digital CR Singapore Holding, LLC and persons acting in concert with it may increase from 35.5% to 39.4%, in the event the Manager purchases 112,333,604 Units, being the maximum limit of 10.0% of the issued Units under the Unit Buy-Back Mandate. In the event that their voting rights increase by more than 1.0% in any period of six months, Digital CR Singapore Holding, LLC and persons acting in concert with it will become obligated to make a mandatory take-over offer under Rule 14 of the Code.

The Manager intends to monitor and limit the extent of its repurchases under the Unit Buy-Back Mandate such that the voting rights of Digital CR Singapore Holding, LLC and persons acting in concert with it will not increase by more than 1.0% of the total number of issued Units in any period of six months.

Save as disclosed above, none of the Substantial Unitholders would become obliged to make a take-over offer for Digital Core REIT under Rule 14 of the Code as a result of any repurchase of Units by the Manager

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<sup>3</sup> For the reasons as disclosed in the prospectus of Digital Core REIT dated 29 November 2021, the Trustee (as defined herein) (on the recommendation of the Manager) has granted, among others, Digital CR Singapore Holding, LLC a waiver from the Automatic Forfeiture (as defined herein) for it to hold up to a 45% interest in Digital Core REIT.

pursuant to the Unit Buy-Back Mandate of the maximum limit of 10.0% of its issued Units as at the Latest Practicable Date.

**Important:**

**The statements herein do not purport to be a comprehensive or exhaustive description of all the relevant provisions of, or all the implications that may arise under the Code. Unitholders are advised to consult their professional advisers and/or the Securities Industry Council at the earliest opportunity as to whether an obligation to make a mandatory take-over offer would arise by reason of any Unit repurchases by the Manager.**

**2.11 Restriction on ownership of the Units**

Unitholders and all other persons are prohibited from directly or indirectly owning in excess of 9.8% of the outstanding Units (the “**Unit Ownership Limit**”), subject to any increase or waiver pursuant to the terms of the Trust Deed and on the recommendation of the Manager<sup>4</sup>. This prohibition is intended to preserve the U.S. REIT<sup>5</sup> status of Digital CR US REIT, Inc., a Maryland corporation (the “**Parent U.S. REIT**”) and facilitate the availability of the Portfolio Interest Exemption<sup>6</sup>. The Trust Deed provides that Units held directly or indirectly by any person in excess of the Unit Ownership Limit will be subject to Automatic Forfeiture. While forfeited Units are held by Perpetual (Asia) Limited (in its capacity as the trustee of Digital Core REIT (the “**Trustee**”)), all rights attributable to those Units, such as the right to vote and the right to receive distributions, will be held by the Trustee; the Unitholder from whom the Units are forfeited shall have no right to vote or receive distributions arising from such Units. The Trustee (on the recommendation of the Manager) will have the right and power to dispose of Units subject to Automatic Forfeiture, and upon such disposal, the Unitholder from whom the Units are forfeited will receive the proceeds (net of any commissions and expenses) from the disposition, but not in excess of (a) the price paid by such Unitholder for the forfeited Units or (b) if such Unitholder did not give value for the forfeited Units in connection with the event causing the Units to be forfeited (e.g., in the case of a gift, a non-pro rata Unit buy-back, a non-pro rata Unit consolidation or other corporate action where no acquisition or transfer of Units by a Unitholder takes place but has the result of increasing a Unitholder’s proportionate unitholdings), the market price of the Units

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4 The determination of the Units held by a person for purposes of the Unit Ownership Limit is computed pursuant to the rules of the United States Internal Revenue Code of 1986, as amended (the “**U.S. Tax Code**”) which includes rules relating to beneficial ownership (through the application of Section 544 of the U.S. Tax Code, as modified by Section 856(h) of the U.S. Tax Code, and as defined therein) and constructive ownership (through the application of Section 318(a) of the U.S. Tax Code, as modified by Section 856(d)(5) of the U.S. Tax Code, and as defined therein), which could be different from interests in Units as determined pursuant to the Securities and Futures Act 2001.

5 “**U.S REIT**” means a real estate investment trust for U.S. federal income tax purposes.

6 “**Portfolio Interest Exemption**” means an exemption from U.S. tax for certain “portfolio interest” under the U.S. Tax Code.

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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on the day of the event causing the Automatic Forfeiture, in each case less certain distributions received by the Unitholder; any excess shall be donated by the Trustee to a charitable, philanthropic or benevolent organisation or purpose nominated by the Manager. If, prior to the discovery by the Trustee that Units are subject to Automatic Forfeiture, such Units are sold by the Unitholder, then such Units shall be deemed to have been sold on behalf of the Trustee and to the extent that such Unitholder received an amount in excess of the amount which it would otherwise have been entitled to, such excess shall be paid to the Trustee upon demand to be donated to a charitable, philanthropic or benevolent organisation or purpose nominated by the Manager.

For the avoidance of doubt, the Automatic Forfeiture is effective automatically, whether or not the Trustee or the Manager is aware of the change in ownership or aware of the fact that the Unit Ownership Limit has been breached and without any requirement for notice by the Trustee or the Manager. Unitholders are advised to manage their interests in the Units so as not to breach the Unit Ownership Limit and trigger the Automatic Forfeiture.

The Manager intends to monitor and limit the extent of its repurchases under the Unit Buy-Back Mandate based on the Substantial Unitholder disclosure notifications made pursuant to the Securities and Futures Act 2001 such that no Unitholders will end up directly or indirectly owning in excess of 9.8% of the outstanding Units as a result of the repurchase of Units by the Manager pursuant to the Unit Buy-Back Mandate.

### **2.12 Unitholders' Approval**

In view of the foregoing, the Manager is seeking the approval of Unitholders for the resolution relating to the renewal of the Unit Buy-Back Mandate.

**Important:**

**Unitholders should note that by voting in favour of the resolution relating to the renewal of the Unit Buy-Back Mandate, they will be authorising the Manager to procure the repurchases of Units on the terms and conditions set out in paragraph 2 of this Letter and in accordance with the provisions of the Trust Deed and all applicable laws and regulations, including but not limited to the Listing Manual.**

**LETTER TO UNITHOLDERS DATED 27 MARCH 2023**

### 3 INTERESTS OF DIRECTORS AND SUBSTANTIAL UNITHOLDERS

#### 3.1 Interests of Directors

As at the Latest Practicable Date, certain directors of the Manager (“**Directors**”) collectively hold an aggregate direct and indirect interest in 300,000 Units. Based on the Register of Directors’ Unitholdings maintained by the Manager, the direct and deemed interests and voting rights of the Directors as at the Latest Practicable Date are as follows:

Name of Directors	Direct Interest		Deemed Interest		Total	
	No. of Units	% <sup>(1)</sup>	No. of Units	% <sup>(1)</sup>	No. of Units held	% <sup>(1)</sup>
Jeffrey Tapley	-	-	-	-	-	-
John Herbert	-	-	-	-	-	-
Tan Jeh Wuan	300,000	NM <sup>(2)</sup>	-	-	300,000	NM <sup>(2)</sup>
Tsui Kai Chong	-	-	-	-	-	-
David Lucey	-	-	-	-	-	-

**Notes:**

- (1) The percentage is based on 1,123,336,041 Units in issue as at the Latest Practicable Date.  
(2) Not meaningful.

#### 3.2 Interests of Substantial Unitholders

Based on the information available to the Manager, the direct and deemed interests and voting rights of the Substantial Unitholders of Digital Core REIT as at the Latest Practicable Date are as follows:

Name of Substantial Unitholder <sup>(1)</sup>	Direct Interest		Deemed Interest		Total No. of Units held	% <sup>(2)</sup>
	No. of Units	% <sup>(2)</sup>	No. of Units	% <sup>(2)</sup>		
Digital Realty Trust, Inc. <sup>(3)</sup>	-	-	398,765,141	35.50	398,765,141	35.50
Digital Realty Trust, L.P. <sup>(3)</sup>	-	-	398,765,141	35.50	398,765,141	35.50
Digital CR Singapore Holding, LLC	375,400,001	33.42	-	-	375,400,001	33.42
Daiwa Securities Group Inc. <sup>(4)</sup>	-	-	101,530,483	9.04	101,530,483	9.04
Sumitomo Mitsui Financial Group, Inc. <sup>(5)</sup>	-	-	79,957,900	7.12	79,957,900	7.12
Sumitomo Mitsui DS Asset Management Company, Limited	79,957,900	7.12	-	-	79,957,900	7.12
APG Asset Management N.V.	77,610,791	6.91	-	-	77,610,791	6.91

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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**Notes:**

- (1) “**Substantial Unitholder**” means a person with an interest in Units constituting not less than 5.0% of the total number of Units in issue.
- (2) The percentage is based on a total of 1,123,336,041 Units in issue as at the Latest Practicable Date. Percentages are rounded down to the nearest 0.01%.
- (3) Digital CR Singapore Holding, LLC is wholly owned by Digital Realty Trust, L.P., and Digital Realty Trust, L.P., is approximately 98% owned by Digital Realty Trust, Inc.. By virtue of this, each of Digital Realty Trust, L.P. and Digital Realty Trust, Inc. has a deemed interest in all the Units which Digital CR Singapore Holding, LLC holds. In addition, Digital Core REIT Management Pte. Ltd. and Digital Realty Property Manager, LLC, the property manager, are wholly owned by Digital Asia LLC, which is in turn wholly owned by Digital Realty Trust, L.P.. By virtue of this, each of Digital Realty Trust, L.P. and Digital Realty Trust, Inc. has a deemed interest in the Units which Digital Core REIT Management Pte. Ltd. and Digital Realty Property Manager, LLC hold as at the Latest Practicable Date.
- (4) Daiwa Securities Group Inc.’s deemed interest arises from its shareholding in (i) Sumitomo Mitsui DS Asset Management, an affiliate of Daiwa Securities Group Inc. and (ii) Daiwa Asset Management Co. Ltd., a subsidiary of Daiwa Securities Group Inc..
- (5) Sumitomo Mitsui Financial Group, Inc is deemed to have an interest in the Units held by Sumitomo Mitsui DS Asset Management Company, Limited from its shareholding of 50.1% in Sumitomo Mitsui DS Asset Management Company, Limited.

#### 4 DIRECTORS’ RECOMMENDATION

Having considered the relevant factors, including the rationale for the proposed renewal of the Unit Buy-Back Mandate as set out in paragraph 2 of this Letter, the Directors recommend that Unitholders vote at the AGM in favour of the resolution relating to the renewal of the Unit Buy-Back Mandate.

#### 5 DIRECTORS’ RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Letter and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this Letter constitutes full and true disclosure of all material facts about the proposed renewal of the Unit Buy-Back Mandate, Digital Core REIT Group, and the Directors are not aware of any facts the omission of which would make any statement in this Letter misleading.

Where information in this Letter has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Letter in its proper form and context.

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**LETTER TO UNITHOLDERS DATED 27 MARCH 2023**

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**6 DOCUMENT ON DISPLAY**

The Trust Deed will be available for inspection at the registered office of the Manager<sup>7</sup> for so long as Digital Core REIT is in existence.

Yours faithfully

**Digital Core REIT Management Pte. Ltd.**

(as Manager of Digital Core REIT)

(Company Registration No. 202123160H)

**John Stewart**

Chief Executive Officer

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<sup>7</sup> Prior appointment is appreciated. Please contact the Digital Core REIT Investor Relations team (telephone: +65 6505 3948, email: [IR@digitalcorereit.com](mailto:IR@digitalcorereit.com) to schedule an appointment).



**IMPORTANT NOTICE**

This Letter 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 jurisdictions. The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its 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 for so long as the Units are listed on the SGX-ST. 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 indicative of the future performance of Digital Core REIT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This Letter may contain forward-looking statements that involve assumptions, 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 developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, 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 the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

**GLOSSARY**

<b>%</b>	: Per centum or Percentage
<b>AGM</b>	: The annual general meeting of Unitholders to be held by way of electronic means on Thursday, 20 April 2023 at 8.30 a.m. (Singapore Time), to approve the matters set out in the Notice of Annual General Meeting
<b>Automatic Forfeiture</b>	: Shall have the meaning ascribed to it in paragraph 2.11 of this Letter
<b>Average Closing Price</b>	: The average of the closing market prices of the Units over the last five Market Days, on which transactions in Units were recorded, immediately preceding the date of the Market Repurchase or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date on which the Market Repurchase(s) or, as the case may be, the date of the making of the offer pursuant to the Off-Market Repurchase(s)
<b>CDP</b>	: The Central Depository (Pte) Limited
<b>Code</b>	: The Singapore Code on Take-overs and Mergers
<b>date of the making of the offer</b>	: The date on which the Manager makes an offer for an Off-Market Repurchase, stating therein the repurchase price (which shall not be more than the Maximum Price for an Off-Market Repurchase) for each Unit and the relevant terms of the equal access scheme for effecting the Off-Market Repurchase
<b>Digital Core REIT Group</b>	: Digital Core REIT and its subsidiaries
<b>Directors</b>	: Directors of the Manager
<b>DPU</b>	: Distribution per Unit
<b>FP 2022</b>	: The financial period from 6 December 2021 (i.e. the Listing Date) to 31 December 2022
<b>FP 2022 Audited Financial Statements</b>	: The audited consolidated financial statements of the Digital Core REIT Group for FP 2022
<b>IPO</b>	: Initial public offering of Digital Core REIT

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## LETTER TO UNITHOLDERS DATED 27 MARCH 2023

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<b>Latest Practicable Date</b>	: 28 February 2023, being the latest practicable date prior to the issuance of this Letter
<b>Letter</b>	: This Letter dated 27 March 2023
<b>Listing Date</b>	: 6 December 2021
<b>Listing Manual</b>	: The Listing Manual of the SGX-ST
<b>Manager</b>	: Digital Core REIT Management Pte. Ltd., in its capacity as manager of Digital Core REIT
<b>Mandate Duration</b>	: Unless revoked or varied by Unitholders in a general meeting, the period commencing from the date on which the AGM is held and the Unit Buy-Back Mandate is approved and expiring on the earliest of the following dates: <ul style="list-style-type: none"><li>(i) the date on which the next annual general meeting of Digital Core REIT is held;</li><li>(ii) the date by which the next annual general meeting of Digital Core REIT is required by applicable laws and regulations or the provisions of the Trust Deed to be held; or</li><li>(iii) the date on which the repurchases of Units by the Manager pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated</li></ul>
<b>Market Day</b>	: A day on which the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, is open for trading in securities
<b>Market Repurchases</b>	: Repurchases of Units made by way of market repurchases
<b>Maximum Price</b>	: Shall have the meaning ascribed to it in paragraph 2.2.4 of this Letter
<b>NAV</b>	: Net asset value
<b>Notice of Annual General Meeting</b>	: The notice dated 27 March 2023 convening the AGM
<b>Off-Market Repurchases</b>	: Repurchases of Units made by way of off-market repurchases
<b>Ordinary Resolution</b>	: A resolution proposed and passed as such by a majority being greater than 50.0% or more of the total number of votes cast for and against such resolution at a meeting of Unitholders convened in accordance with the provisions of the Trust Deed

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**LETTER TO UNITHOLDERS DATED 27 MARCH 2023**

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<b>Parent U.S. REIT</b>	: Digital CR US REIT, Inc., a Maryland corporation
<b>Portfolio Interest Exemption</b>	: An exemption from U.S. tax for certain “portfolio interest” under the U.S. Tax Code
<b>Public Float</b>	: Refers to the percentage of Units held by the public
<b>Related Expenses</b>	Brokerage, stamp duty, commission, applicable goods and services tax and other related expenses
<b>SGX-ST</b>	: Singapore Exchange Securities Trading Limited
<b>Substantial Unitholder</b>	: A person with an interest in Units constituting not less than 5.0% of the total number of Units in issue
<b>Trust Deed</b>	: The trust deed dated 10 November 2021 constituting Digital Core REIT, as amended, varied, or supplemented from time to time
<b>Trustee</b>	: Perpetual (Asia) Limited (in its capacity as the trustee of Digital Core REIT)
<b>Unit</b>	: A unit representing an undivided interest in Digital Core REIT
<b>Unit Buy-Back</b>	: The repurchase of Units pursuant to the Unit Buy-Back Mandate
<b>Unit Buy-Back Mandate</b>	: The proposed unit buy-back mandate to be given to the Manager by way of an Ordinary Resolution in a general meeting to exercise its powers to procure the repurchases of Units for and on behalf of Digital Core REIT without the prior specific approval of Unitholders at a general meeting
<b>Unitholders</b>	: The registered holders for the time being of a Unit, including person(s) so registered as joint holders, except where the registered holder is CDP, the term “ <b>Unitholder</b> ” shall, in relation to Units registered in the name of CDP, mean, where the context requires, the Depositor whose Securities Account with CDP is credited with Units
<b>Unit Ownership Limit</b>	: Shall have the meaning ascribed to it in paragraph 2.11 of this Letter
<b>US\$ and cents</b>	: U.S. dollars and cents, the lawful currency of the U.S.
<b>U.S.</b>	: United States of America
<b>U.S REIT</b>	: A real estate investment trust for U.S. federal income tax purposes

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**LETTER TO UNITHOLDERS DATED 27 MARCH 2023**

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**U.S. Tax Code** : United States Internal Revenue Code of 1986, as amended

The terms “**Depositor**” and “**Depository Register**” shall have the meanings ascribed to them respectively in Section 81SF of the Securities and Futures Act 2001.

Words importing the singular shall, where applicable, include the plural and vice versa and words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

Any reference in this Letter to any enactment is a reference to that enactment for the time being amended or re-enacted.

Any reference to a time of day in this Letter shall be a reference to Singapore time unless otherwise stated.

Any discrepancies in the tables, graphs and charts between the listed amounts and totals thereof are due to rounding. Unless otherwise stated in this Letter, figures and percentages are rounded off where applicable.