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

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN DIGITAL CORE REIT

The Board of Directors of Digital Core REIT Management Pte. Ltd., as manager of Digital Core REIT (the "Manager"), wishes to announce that 2,443,769 Units ("**Acquisition Fee Units**") in Digital Core REIT have been issued today at a price of US$0.6073 per Unit as payment of the acquisition fee earned in respect of Digital Core REIT's acquisition of a 25.0% interest in the Frankfurt Facility per the circular dated 3 November 2022 to unitholders of Digital Core REIT.

As the acquisition of the Frankfurt Facility constitutes an "interested party transaction" under Appendix 6 to the Code on Collective Investment Schemes (the "Property Fund Appendix") issued by the Monetary Authority of Singapore, the acquisition fee must be paid in the form of Units which shall not be sold within one year from the date of issuance of such Units in accordance with paragraph 5.7 of the Property Funds Appendix.

The issue price of the Acquisition Fee Units was determined based on the volume weighted average trading price per 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 13 December 2022, being the date of completion of the acquisition of the Frankfurt Facility.

Following the issuance of the Acquisition Fee Units, the Manager's unitholding in Digital Core REIT is 5,211,131 Units, representing approximately 0.464% of the total number of issued Units in Digital Core REIT. The total number of issued Units in Digital Core REIT as at the date of this announcement is 1,123,336,041.

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
19 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

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

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 Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Company, as manager of Digital Core REIT, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Digital Core REIT 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.